

RECORDING REQUESTED BY
AND MAIL TO:

City of Garden Grove
P.O. Box 3070
Garden Grove, CA 92840
Attn: City Clerk Office

WITH A COPY TO:

Garden Grove Unified School District
10331 Stanford Avenue
Garden Grove, CA 92840
Attn: Superintendent

This conveyance is to a public entity, R & T 11922

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Recording fees exempt, G C 27383

APN: 217-341-02

DEDICATION OF EASEMENT
(Dedication for Public Street Purposes)

A. WHEREAS, the GARDEN GROVE UNIFIED SCHOOL DISTRICT, a California public school district duly organized under and by virtue of the laws of the State of California ("Grantor"), is the owner of certain real property now known as Pacifica High School located at 6851 Lampson Avenue, Garden Grove, California 92845, hereinafter called the "Property";

B. WHEREAS, the Grantor and the CITY OF GARDEN GROVE, an incorporated city of the State of California ("Grantee"), agree that their interests, and that of the public, are best served by Grantee taking easement ownership of, operation, maintenance, repair, reconstruction, improvement, replacement, and use responsibility for a right turn pocket improvement along Knott Street, as set forth in **Exhibit "A"**, attached hereto and by this reference made a part hereof;

C. WHEREAS, Grantor has complied with Education Code procedures to dedicate the Easement (defined below) to the Grantee and does not require the Easement area for classroom purposes.

NOW THEREFORE, in consideration of the covenants herein contained, Grantor does hereby dedicate to Grantee an exclusive "Easement" for public street and highway purposes in, on, over, and across the Property as described and depicted in **Exhibit "A"** to operate, maintain, repair, reconstruct, improve, replace, and use a right-turn pocket along Knott Street.

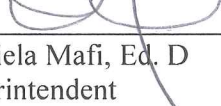
By acceptance of this Easement, Grantee acknowledges and agrees that the Easement is solely for the purpose of operating and maintaining a right-turn lane with associated curb, gutter, sidewalk, signage, landscaping, fencing, and for public street and highway purposes, and such use of the Easement shall not be expanded to include power lines or pipelines that would require a classroom or facility setback pursuant to California Department of Education's regulations on school construction as set forth in Title 5, California Code of Regulations, section 14001 et seq.

By acceptance of this Easement, Grantee acknowledges and agrees to defend, protect, indemnify, release, and forever hold harmless the Grantor and its agents, employees, officers, trustees, directors, and all those acting on behalf of the Grantor, to the maximum extent possible under law, from and against any and all assessments, claims, counts, costs, damages, demands, expenses, fines, judgments, liabilities (legal, administrative, or otherwise), losses, notices, penalties, suits (legal or in equity), violations, and/or attorneys' and consultants' fees arising out of, or in connection with, Grantee's (including but not limited to its agents, contractors, consultants, employees, and all others acting on behalf of Grantee) entry upon, use, design, construction, placement, operation, maintenance, repair, reconstruction, improvement, or replacement of the improvements on the Easement. The indemnification obligations set forth herein shall survive the expiration, termination, or reversion of this Easement.

By accepting this Dedication of Easement, Grantee acknowledges and agrees that upon any reversion of the Easement, Grantee hereby grants Grantor the right to encroach upon Grantee's property immediately adjacent to the Easement Area to remove all improvements placed by Grantee without payment to Grantee.

Dated: Jan. 17. 2017

GARDEN GROVE UNIFIED SCHOOL
DISTRICT

By: 

Gabriela Mafi, Ed. D
Superintendent

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)

COUNTY OF Orange)

On Jan. 17, 2017 before me, JoAnne Tran, Notary Public,
(here insert name and title of the officer)

personally appeared Gabriella Mafi,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature JoAnne Tran (Seal)

CERTIFICATE OF ACCEPTANCE

(Government Code section 27281)

This is to certify that the interest in real property conveyed by the foregoing Dedication of Easement, dated January 17, 2017, from the Garden Grove Unified School District, a California public school district duly organized and existing under and by virtue of the laws of the State of California, to the City of Garden Grove, a municipal corporation and governmental agency, is hereby accepted by the undersigned officer on behalf of the Garden Grove City Council pursuant to authority conferred by Resolution of the Garden Grove City Council adopted on July 17, 1978, and the City of Garden Grove consents to the recordation thereof by its duly authorized officer.

I have executed this certificate of acceptance on _____, 2017.

CITY OF GARDEN GROVE

By: _____

Its: _____

EXHIBIT "A"

DESCRIPTION:

That portion of the East Half of Section 34, Township 4 South, Range 11 West, in the Rancho Los Alamitos as per map filed and made a part of Decree of Partition Case No. 68582 of the Superior Court of the State of California, in and for the County of Los Angeles a copy of which was recorded March 18, 1910 in Book 177, page 337 of deeds in the office of the county recorder of said Los Angeles County, described as follows:

Commencing at the intersection of the east line of said Section 34 with the north line of the south 2595.02 feet of the east half of said section 34, said point being the intersection of the center line of Knott Street 100.00 feet wide and Lampson Avenue 80.00 feet wide as now established; thence north along the centerline of said Knott Street N 01° 14' 34" E 414.47 feet; thence leaving said centerline N 89° 45' 26" W 50.00 feet to the sideline of said Knott Street to the beginning of a curve concave southwesterly having a radius of 38.06 feet and the TRUE POINT OF BEGINNING; thence northerly and northwesterly along said curve through a central angle of 29° 38' 35" an arc distance of 19.69 feet to a point of reverse curvature, said point being the beginning of a curve concave northeasterly having a radius of 53.94 feet; thence northwesterly and northerly along said curve through a central angle of 29° 38' 35" an arc distance of 27.91 feet to a line tangent; thence northerly along said tangent line N 01° 14' 34" E 54.58 feet to a point, said point being the beginning of a curve concave southeasterly having a radius of 62.94 feet; thence northerly and northeasterly along said curve through a central angle of 27° 05' 40" an arc distance of 29.76 feet to a point of reverse curvature, said point being the beginning of a curve concave northwesterly having a radius of 47.06 feet; thence northeasterly and northerly along said curve through a central angle of 27° 03' 29" an arc distance of 22.22 feet to a line tangent; thence southerly along said line S 01° 14' 34" 150.16 feet to the TRUE POINT OF BEGINNING.

Containing 1265 square feet more or less.

See EXHIBIT "B" attached hereto and made a part hereof.



Prepared by: Bruce Hall Land Surveyor
LS 4743

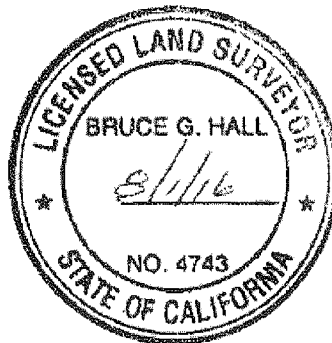


EXHIBIT "B"

