RECORDING REQUESTED BY
SANTA ANA MOUNTAINS
COUNTY WATER DISTRICT

9844

800K 7298 PAGE 825

(District's copy)

LAS-457, PARCEL NO.2
SANTA ANA MOUNTAINS
COUNTY WATER DISTRICT
IMPROVEMENT AREA NO.1

RETURN TO:
Fritan & Tucker
Attorneys at Law
401 West 18th Street
Santa Ana, California
Attn: Homer L.McCormick, Jr.

GRANT OF EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CROCKER-CITIZENS NATIONAL BANK

hereby grants and conveys to the SANTA ANA MOUNTAINS COUNTY WATER DISTRICT, a perpetual easement and right of way for water transmission purposes including specifically, but not by way of limitation, the right to lay, construct, reconstruct, remove, and replace, renew, inspect, maintain, repair, improve, relocate, and otherwise use a water pipeline or pipelines, together with incidental appurtenances, connections and structures in, over, under, upon, along, through and across said real property hereinafter described, and to lay, construct, reconstruct, remove and replace, renew, inspect, maintain, repair, improve and relocate lines parallel to said pipeline or pipelines and to construct structures for water pipeline purposes including, but not limited to, manholes, measuring devices, air-valves, blow-offs, stations, standpipe, or standpipes and service connection structures appurtenant to said pipeline or pipelines which structures may extend above the surface on the ground. Said easement shall lie in, over, under, upon, along, through and across that certain real property situated in the County of Orange, State of California, described as Parcel 1 in Exhibit "A" attached hereto and by this reference incorporated herein for all purposes; together with the right to enter upon and to pass and re-pass over and along said strip of land and to deposit tools, implements and other materials thereon by said SANTA ANA MOUNTAINS COUNTY WATER DISTRICT, its officers, agents, and employees, and by persons under contract to construct said facilities and appurtenances and their employees, sub-contractors and suppliers, whenever and wherever necessary for the purpose of laying, constructing, reconstructing, renewing, inspecting, maintaining, enlarging, using and operating said facili-

ties and also the right to make any and all excavations necessary or convenient at any time for any of the purposes aforesaid, and also the right to enter upon and use adjoining lands of grantor as may be necessary for initial construction of said facilities.

GRANTORS, for themselves and their successors in ownership of said above described real property hereby acknowledge that the use of any part or all of said property for fences, structures, trees, and other things now and hereafter on any part of said property constituting an interference with the exercise of any of the easements and rights granted by this deed exist and will continue to exist by permission of the SANTA ANA MOUNTAINS COUNTY WATER DISTRICT and its successors and not adversely to any of said easements or rights provided for hereunder and each successor in interest of the grantors by acceptance of conveyance of said property or interest therein, admits and agrees that any such use is a continuing permissive use.

IT IS UNDERSTOOD that the permanent easements and rights of way above described shall be acquired subject to the rights of the owners, their successors and assigns to use the surface of the land within the boundary lines of such easements and rights of way to the extent such use is compatible with the full and free exercise of said easements and rights of way provided, however, that no streets, alleys, nor roadways shall be constructed upon, over, or along said easement and rights of way without first obtaining the consent of the SANTA ANA MOUNTAINS COUNTY WATER DISTRICT. The SANTA ANA MOUNTAINS COUNTY WATER DISTRICT does hereby agree that it will not unreasonably withhold such consent. No fill shall be placed or maintained over the surface of the ground as it shall exist within the boundaries of said easements and rights of way upon the completion of the improvement to be constructed thereon without first obtaining the consent of the SANTA ANA MOUNTAINS COUNTY WATER DISTRICT. The SANTA ANA MOUNTAINS COUNTY WATER DISTRICT

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does hereby agree that it will not unreasonably withhold such consent.

IN WITNESS WHEREOF, this instrument has been executed this 30 day of July, 1964.

CROCKER-CITIZENS NATIONAL BANK

By _____ Vice President

By _____ TRUST OFFICER

as Trustee under the Will of Jerome O'Neill, deceased.

STATE OF CALIFORNIA
COUNTY OF Los Angeles } ss.

On this 30th day of July 1964 before me, the undersigned, a Notary Public in and for said County, personally appeared O.E.Horstmann known to me to be the Vice President, and W. J. Wilson known to me to be the Trust Officer of the Crocker-Citizens National Bank, successor to Citizens National Bank, the National Banking Association that executed the within and foregoing instrument, and known to me to be the persons who executed the within instrument on behalf of the Association therein named and acknowledged to me that such Association executed the same.

WITNESS my hand and official seal the day and year in this certificate first above written.

(Seal) _____
NOTARY PUBLIC IN AND FOR
Los Angeles County, State of California.

My Commission Expires September 24, 1966

L LUCKENSMEYER
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

CR-1161 (1-64) ASSOCIATION ACKNOWLEDGMENT

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BOUNDARY DESCRIPTION OF PROPOSED
EASEMENT FOR PRIMARY DISTRIBUTION
MAIN TO SECTION 12

PARCEL 1:

BEGINNING at a point lying within Section 11, Township 6 South, Range 7 West, S.B. B. & M., said point being an iron pipe on the northeast boundary of Rancho Trabuco, said boundary line being shown on a map of Rancho Trabuco recorded in Book 1, Page 53 and 54 of Patents Records of Los Angeles County, State of California, said iron pipe being described in a deed to the Trabuco School District of Orange County recorded in Book 1404, Page 193, Official Recors of Orange County, California; thence, from said point South 72° 02' 22" East, 2637.31 feet, more or less, along the northeast boundary of said Rancho Trabuco to a steel bolt, said bolt being the intersection of the northeast boundary of said Rancho Trabuco and the south line of said Section 11, said bolt being North 72° 02' 22" West, 365.71 feet from Corner No. 13 of said Rancho Trabuco as shown in Records of Survey Book 9, Page 5, Orange County, California; thence, continuing along said northeast boundary of said Rancho Trabuco South 72° 02' 22" East, 65.15 feet, more or less to a point, said point being 20 feet south of the south line of Section 11; thence, leaving said northeast boundary of said Rancho Trabuco, North 89° 55' West 65.15 feet, more or less, along a line, said line being 20 feet south of and parallel to the south line of said Section 11 to a point; thence, North 72° 02' 22" West 65.15 feet, more or less, along a line, said line being 20 feet southwesterly of and parallel to the northeast boundary of said Rancho Trabuco to a point, said point being an intersection with the southerly line of said Section 11; thence, continuing North 72° 02' 22" West, 2573.30 feet, more or less, to a point; thence, from said point North 17° 57' 38" East 20 feet, to the point of beginning.

EXHIBIT A

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PORTION OF SECTIONS 11, 12, 13 & 14
T6S, R7W, S.B.B.&M.

N.W. CORNER S.½ OF THE N.E.¼ SECTION 12

N.E. BOUNDARY OF RANCHO TRABUCO

PARCEL 1

S 72°02'23" E 2267.30'

N72°02'23"W 2351.30'

TRABUCO R/W

20.00' EASEMENT (TYP.)

S 89°55'00" E 2638.60'

N 89°55'00" W 2637.20'

ROAD (SEE NOTE 3)

SOUTH LINE SECTION 11

TRABUCO COR. No 13

PARCEL 2

11

12

13

14

15

10

NW CORNER S.E.¼ SECTION 12

SOUTH 361.00'

20.00' EASEMENT

PARCEL 7

PARCEL 6

ROBINSON

D.R. 3[illegible]

PARCEL 7
200' EASEMENT

PARCEL 4
20.00' EASEMENT

EAST LINE S.W.¼ SECTION 12

NORTH 2312.43'

NORTH 20.00'

S 89°40'E 2638.36'

SOUTH ¼ CORNER SECTION 12

SOUTH LINE S.W.¼ SECTION 12

PARCEL 5

ROBINSON

SOUTH 20.00'

PRIMARY DISTRIBUTION MAIN EASEMENT TO SECTION 2
SANTA ANA MOUNTAINS COUNTY WATER DISTRICT
ORANGE COUNTY, CALIFORNIA
PREPARED JUNE 1964 SCALE 1" = 200'

J. A. WOOLLEY
CONSULTING ENGINEER AND ASSOCIATES
309 WEST FIFTH STREET, SANTA ANA, CALIF.

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This is to certify that the interest in real property conveyed by the deed of grant dated July 30, 1964 from CROCKER-CITIZENS NATIONAL BANK to SANTA ANA MOUNTAINS COUNTY WATER DISTRICT, a California Water District, is hereby accepted by order of the Board of Directors on July 17, 1964, and the grantee consents to recordation thereof by its duly authorized officer or agent.

Dated this 5th day of November, 1964.

Edwards Cons

Santa Ana Mountains County Water District

FREE

RECORDED AT REQUEST OF
Ana Mountains County Water District
IN OFFICIAL RECORDS OF
ORANGE COUNTY, CALIF.
11:22 AM NOV 12 1964
J. WYLIE CARLYLE, County Recorder