

Recording Requested by
And When Recorded Mail to:

Director of Community Development
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, CA 90266

GRANT DEED – PUBLIC STREET EASEMENT

For valuable consideration, receipt of which is hereby acknowledged,

LMR Manhattan Beach LLC, a California Limited Liability Company

does hereby grant to the CITY OF MANHATTAN BEACH, a municipal corporation of Los Angeles County, State of California, a permanent easement and right-of-way for public street and sidewalk and incidents and appurtenances thereto, across that certain real property situated in said City of Manhattan Beach, County of Los Angeles, State of California, and more particularly described as follows:

THAT PORTION OF LOT 30, BLOCK 30 OF TRACT NO. 1638, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 22, PAGES 142 AND 143 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, and more particularly described on the attached Exhibit "A".

Together with the right to enter upon and to pass and repass over and along said easement and to deposit tools, implements and other materials thereon, by said City of Manhattan Beach, its officers, agents and employees and by any contractor, his agents and employees, engaged by said City, whenever and wherever necessary for the purposes above set forth.

The attached Exhibit "B" depicts the subject property for illustrative purposes only.

Dated this 28TH day of MARCH 2018.

See page 2 for signature block and notary acknowledgment

This deed is exempt from Recording fees per Government Code Section 27383.

LMR Manhattan Beach LLC,
a California Limited Liability Company

By: LMR Manhattan Beach LLC,
a California Limited Liability Company

By: 
John Kirk
Manager

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 THE
DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

ON MARCH 28 - 2018 BEFORE ME, PATRICIA VALLE

A NOTARY PUBLIC, PERSONALLY APPERARED JOHN KIRK

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 persons(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: 



This acknowledgment is attached to the following document.

Title or Document: Easement Deed

Number of Pages: Four (4) pages

Dated: _____

EXHIBIT "A"
PUBLIC STREET EASEMENT
LEGAL DESCRIPTION

THAT PORTION OF LOT 30, BLOCK 30 OF TRACT NO. 1638, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 22, PAGES 142 AND 143 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

STRIP NO. 1

BEGINNING AT A POINT IN THE WESTERLY LINE OF AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES, RECORDED NOVEMBER 01, 1966, AS INSTRUMENT NO. 1967 OF OFFICIAL RECORDS, SAID POINT BEING DISTANT THEREON NORTH 00° 03' 51" WEST 16.69 FEET MEASURED ALONG SAID WESTERLY LINE FROM THE SOUTHERLY LINE OF SAID LOT 30;

THENCE NORTHERLY ALONG SAID WESTERLY LINE, NORTH 00° 03' 51" WEST 3.30 FEET TO THE SOUTHWESTERLY LINE OF AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES, RECORDED NOVEMBER 01, 1966, AS INSTRUMENT NO. 1967 OF OFFICIAL RECORDS, SAID POINT BEING THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 71° 28' 29", AN ARC LENGTH OF 24.95 FEET;

THENCE SOUTH 31° 34' 23" EAST 26.11 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 84 SQUARE FEET OR 0.002 ACRES, MORE OR LESS.

SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS-OF-WAY, IF ANY

PREPARED UNDER THE DIRECTION OF:



BRIAN L. THIENES
P.L.S. No. 5750
REG. EXP. 12/31/19

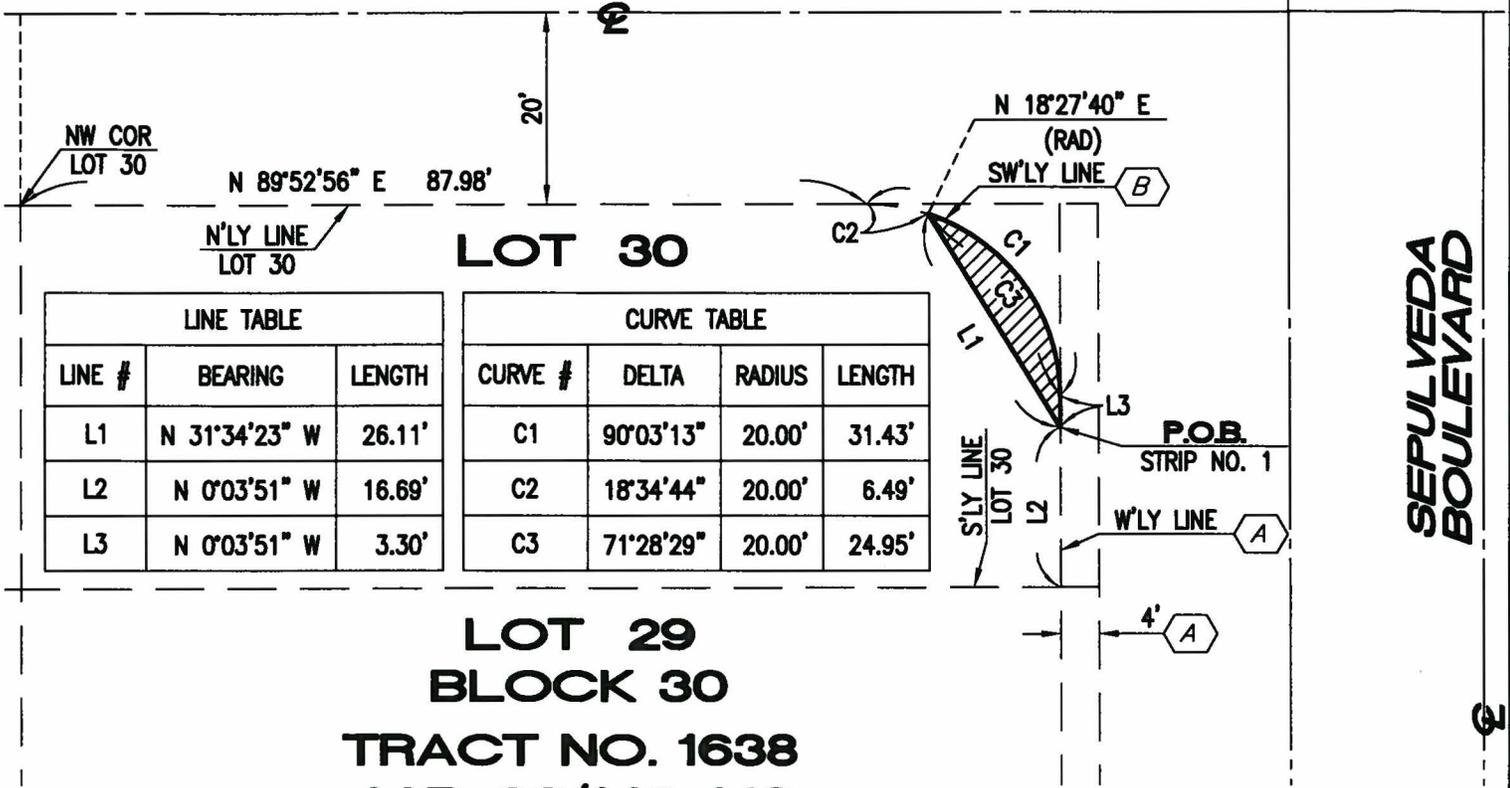
3/20/18
DATE



EXHIBIT "B"
PUBLIC STREET EASEMENT



33rd STREET



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 31°34'23" W	26.11'
L2	N 0°03'51" W	16.69'
L3	N 0°03'51" W	3.30'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	90°03'13"	20.00'	31.43'
C2	18°34'44"	20.00'	6.49'
C3	71°28'29"	20.00'	24.95'

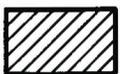
**LOT 29
BLOCK 30
TRACT NO. 1638
M.B. 22/142-143**

SEPULVEDA BOULEVARD

EASEMENT NOTES:

- (A) AN EASEMENT FOR SIDEWALK PURPOSES, GRANTED TO THE CITY OF MANHATTAN BEACH, RECORDED MAY 23, 1957, AS INSTRUMENT NO. 3425, IN BOOK 54843, PAGE 65 OF OFFICIAL RECORDS.
- (B) AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES, GRANTED TO THE CITY OF MANHATTAN BEACH, RECORDED NOVEMBER 01, 1966, AS INSTRUMENT NO. 1967 OF OFFICIAL RECORDS.

LEGEND:



INDICATES PUBLIC STREET EASEMENT GRANTED TO THE CITY OF MANHATTAN BEACH.

STRIP NO. 1 CONTAINS: 84 SQ. FT. 0.002 ACRES±

SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

[Signature] 3/20/18
DATE

BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. DEC. 31, 2019



Thienes Engineering, Inc.
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