

Recording Requested by
And When Recorded Mail to:

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

EASEMENT DEED

For valuable consideration, receipt of which is hereby acknowledged,

MANHATTAN MEDICAL PARTNERS, 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, an easement for, and the right to construct, operate, maintain, repair and use, or to reconstruct, a PUBLIC SIDEWALK, 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 LOTS 15, 16,17 and 18, in BLOCK 7, TRACT No. 142, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS RECORDED IN MAP BOOK 13, PAGES 182-183, 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.

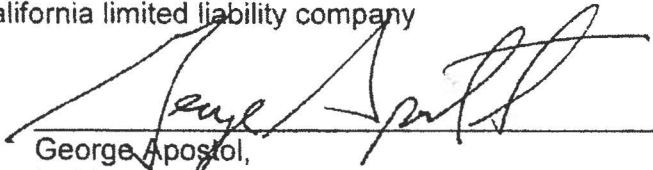
Dated this 8th day of JUNE 2017.

See page 2 for signature block and notary acknowledgment

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

MANHATTAN MEDICAL PARTNERS, LLC,
a California Limited Liability Company

By: The Watermark Group, LLC,
a California limited liability company

By: 
George Apostol,
its Managing Member

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 6/8/2017 BEFORE ME, Carol L. Herschelmann,

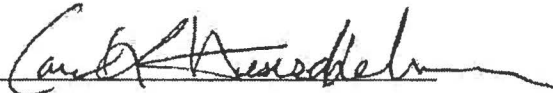
A NOTARY PUBLIC, PERSONALLY APPEARED George Apostol

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 of Document: Easement Deed

Number of Pages: 5 pages

Dated: June 8, 2017

Exhibit "A "

Legal Description

PEDESTRIAN EASEMENT:

A PORTION OF LOTS 15, 16, 17, AND 18 IN BLOCK 7, OF TRACT NO. 142, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13, PAGES 182 AND 183 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 15;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 15, SOUTH 89°41'00" EAST 19.88 FEET TO THE INTERSECTION OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND WHICH IS TANGENT TO THE WESTERLY LINE OF SAID LOT 15, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°11'42" A DISTANCE OF 6.35 FEET TO LINE PARALLEL WITH AND DISTANT 1.00 FOOT NORTHERLY FROM THE SOUTHERLY LINE OF SAID LOTS 15, 16, 17 AND 18;

THENCE ALONG SAID LINE, PARALLEL WITH SAID SOUTHERLY LINE OF LOTS 15, 16, 17 AND 18, SOUTH 89°41'00" EAST 92.51 FEET;

THENCE NORTH 00°19'00" EAST 2.50 FEET;

THENCE SOUTH 89°41'00" EAST 38.45 FEET;

THENCE SOUTH 00°19'00" WEST 2.50 FEET TO A LINE PARALLEL WITH AND DISTANT 1.00 FEET NORTHERLY FROM SAID SOUTHERLY LINE OF LOTS 15, 16, 17 AND 18;

THENCE ALONG SAID LINE, PARALLEL WITH SAID SOUTHERLY LINE OF LOTS 15, 16, 17 AND 18, SOUTH 89°41'00" EAST 55.40 FEET TO THE EASTERLY LINE OF SAID LOT 18;

THENCE ALONG SAID EASTERLY LINE OF LOT 18 SOUTH 00°02'21" EAST 1.00 FOOT TO THE SOUTHEAST CORNER OF SAID LOT 18;

THENCE ALONG SAID SOUTHERLY LINE OF SAID LOTS 15, 16, 17 AND 18, NORTH 89°41'00 WEST 180.12 FEET TO THE TRUE POINT OF BEGINNING.

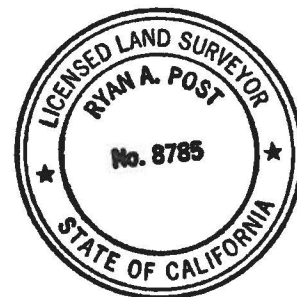
CONTAINING 280 SQUARE FEET, MORE OR LESS.



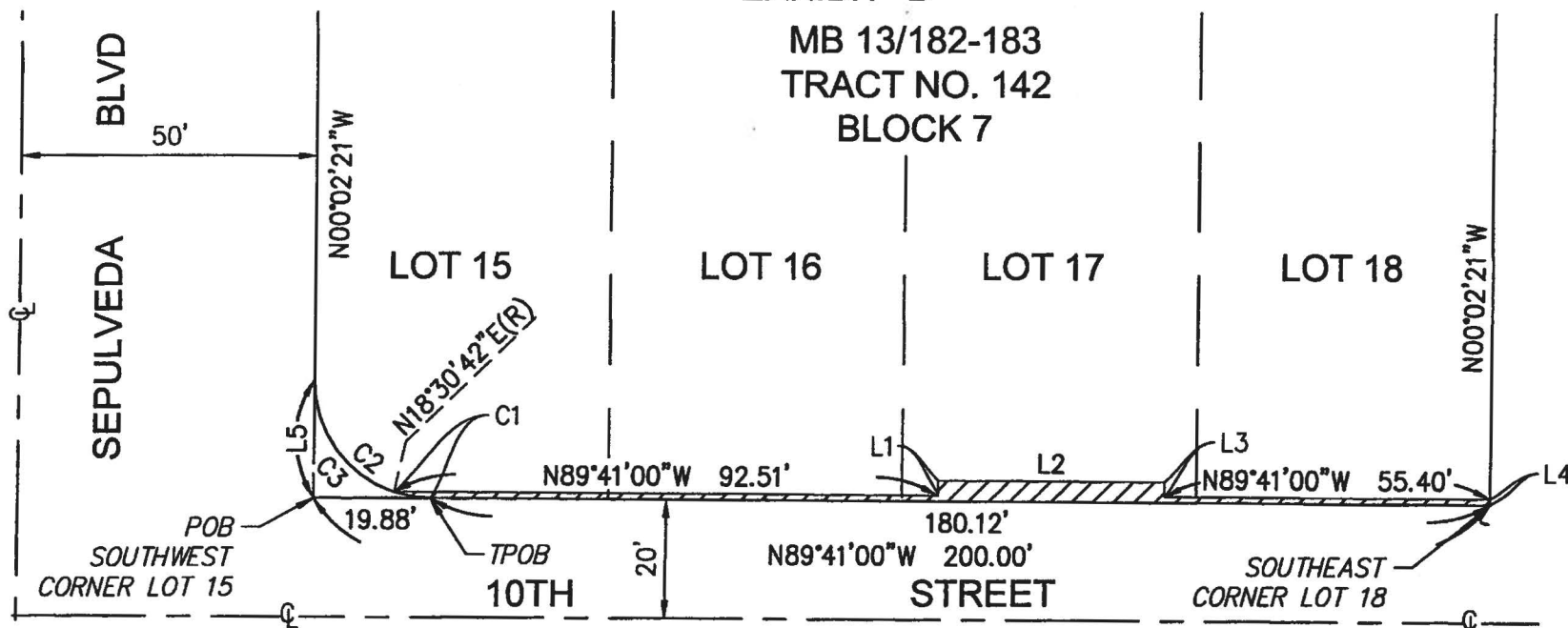
RYAN A. POST, LS 8785

NOV. 9, 2016

DATE

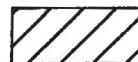


MB 13/182-183
TRACT NO. 142
BLOCK 7



LINE TABLE		
#	BEARING	DISTANCE
L1	N0°19'00"E	2.50'
L2	N89°41'00"W	38.45'
L3	N0°19'00"E	2.50'
L4	N0°02'21"W	1.00'
L5	N0°02'21"W	19.88'

CURVE TABLE			
#	Δ	RADIUS	LENGTH
C1	18°11'42"	20.00'	6.35'
C2	71°26'57"	20.00'	24.94'
C3	89°38'39"	20.00'	31.29'



PEDESTRIAN EASEMENT
CONTAINING 280 SF, MORE
OR LESS



ATC DESIGN GROUP
ARCHITECTS • ENGINEERS • SURVEYORS

NOVEMBER 9, 2016

RYAN A. POST, LS 8785

DATE _____

SCALE 1"=30'

JOB 16-3662

DATE 11.09.16

PAGE 1 OF 1



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SCALE: 1" = 30'

