



Office of the City Manager

REVISED AGENDA MATERIAL

Meeting Date: September 12, 2023

Item Number: 22

Item Description: Utility Easement: Bolivar Drive – East Bay Municipal Utility District

Submitted by: Scott Ferris, Director, Department of Parks, Recreation, and Waterfront

In Exhibit A of the Resolution in the council report, the Legal Description & Plat to Accompany Legal Description documents have been revised slightly due to a small design change to the proposed location of East Bay Municipal Utility District watermain.

EXHIBIT A

RECORDING REQUESTED BY

East Bay Municipal Utility District

AND WHEN RECORDED MAIL TO

East Bay Municipal Utility District

P. O. Box 24055 - MS #903

Oakland, CA 94623

Attn: Real Estate Services (RK)

EA 23-001 – RW 5769 - Out of Tract Easement

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 60-2521-3-1

Pursuant to Government Code Section 27383, Grantee is exempt from paying recording fees.

R&T 11911 - Consideration is less than \$100

Certificate of Acceptance Attached

GRANT OF EASEMENT

THIS INDENTURE, made by and between City of Berkeley, a California municipal corporation, hereinafter called the Grantor, and EAST BAY MUNICIPAL UTILITY DISTRICT, a public corporation organized and existing under the laws of the State of California, hereinafter called the Grantee,

WITNESSETH:

THAT the Grantor, for a good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, hereby grants to the Grantee and to its successors and assigns a perpetual easement and right-of-way for the purpose of laying down, constructing, reconstructing, removing, replacing, repairing, maintaining, operating and using, as the Grantee may see fit, any facilities necessary for the transmission of utilities, including all necessary braces, connections, fastenings and other appliances and fixtures, in, under, along and across that certain real property described in **Exhibit "A"** and shown on **Exhibit "B"**, attached hereto and made a part hereof.

TOGETHER with the right of ingress to and egress from said right-of-way and the right at all times to enter in, over and upon said right-of-way and every part thereof and also to use said right-of-way for all purposes connected with the laying down, constructing, reconstructing, replacing, removing, repairing, maintaining, operating and using said utilities.

The Grantor and the Grantor's heirs, successors, or assigns shall not place or permit to be placed on said right-of-way any building or structure, including but not limited to houses, garages, outbuildings, swimming pools, tennis courts, retaining walls, decks, and patios nor allow to be done anything which may interfere with the full enjoyment by the Grantee of the rights herein granted.

The above paragraph notwithstanding Grantor reserves the right to landscape the

easement area in a manner consistent with the Grantee's use; however, such use by Grantor shall not include the planting of trees nor a change in the existing surface elevation (grade) of the easement area by more than one (1) foot without first having prior written consent of the Grantee.

The Grantee agrees that said utilities shall be constructed and maintained at a depth of at least eighteen (18) inches below the present surface of the ground.

The Grantee agrees upon the completion of any of its works hereunder to restore as near as possible the surface of the ground to the condition in which it was prior to the commencement of said work.

TO HAVE AND TO HOLD, all and singular, the rights above described unto the Grantee and the Grantee's successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this indenture this _____ day of _____, 20____.

City of Berkeley, a California municipal corporation

By: _____

[AUTHORIZED SIGNER(S), TITLE]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 _____)

On _____ before me, _____,
Date Here Insert Name and Title of the Officer

personally appeared _____
Name(s) of Signer(s)

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 _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____



**EXHIBIT A
LEGAL DESCRIPTION**

Real property situate in the City of Berkeley, County of Alameda, State of California, described as follows:

Being a portion of Section 9, Township 1 South, Range 4 West, Lots 1 and 2 as shown on that certain map entitled "Map No. 4 of Salt Marsh and Tide Lands, situate in the County of Alameda, State of California" certified copies of which are on file with the Survey General of the State of California and a portion of Berkeley Aquatic Park (APN 60-2521-3-1), and a portion of that certain Quitclaim Deed recorded September 12, 1936 in Liber 3402 Page 25 in the Office of the County Recorder of Alameda County more particularly described as follows:

BEGINNING at the southwesterly corner of Parcel B as shown on that certain Parcel Map 11067 filed on April 27, 2023 in Book 358 of Parcel Maps at Pages 26 through 27, inclusive, in the Office of the County Recorder of Alameda County being also a point on Allardt's Water line as described and shown on the project report of Ralph A. Beebee, dated September 3, 1936 on file at the City of Berkeley;

Thence along the southerly extension of the southwesterly line of Parcel B, South 19°56'38" East, 30.15 feet to the intersection with the centerline of Bancroft Way;

Thence along the centerline of Bancroft Way, South 75°42'45" West, 20.10 feet;

Thence along a line parallel with and 20 feet westerly from, measured at right angles, the westerly line of Parcel B, as shown and described on said Parcel Map (358 PM 26) North 19°56'38" West, 207.89 feet;

Thence continuing along a line parallel with and 20 feet westerly from, measured at right angles, the westerly line of Parcel A and B, as shown and described on said Parcel Map (358 PM 26) North 22°41'29" West, 860.26 feet;

Thence North 68°17'58" West, 15.61 feet;

Thence North 22°41'29" West, 48.61 feet;

Thence North 24°20'06" West, 60.20 feet;

Thence North 01°14'01" East, 38.74 feet;

Thence North 72°35'23" East, 14.59 feet to a point on said Allardt's Water line;

Thence along said line South 28°56'22" East, 24.28 feet to an angle point in said Allardt's Water Line being also the intersection with the northwesterly extension of the westerly line of said Parcels A and B (358 PM 26);

Thence along said northwesterly extension and the westerly line of said Parcel A and Parcel B, respectively, also being said Allardt's Water line, South 22°41'29" East, 990.39 feet;

Thence South 19°56'38" East, 180.20 feet along said Parcel B; to the **POINT OF BEGINNING**.



Containing 25,954 square feet or 0.596 acres, more or less.

END OF DESCRIPTION.

Exhibit B attached hereto and by this reference made part hereof.

For: BKF Engineers

Davis Thresh, P.L.S. No. 6868

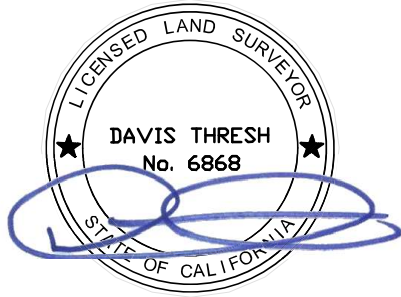
9/7/2023
Dated



LEGEND

POB = POINT OF BEGINNING

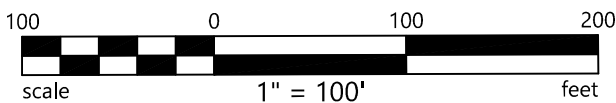
----- = DESCRIBED EASEMENT
 _____ = LOT LINE



LOCATION OF ALLARDT'S WATERLINE DETERMINED BY "ADJUSTED COORDINATES OF STATIONS" IN RELATION TO THE COORDINATES LISTED FOR "USEFUL TRANSIT POINTS" AS SHOWN ON THE PROJECT REPORT OF RALPH A. BEEBEE, DATED SEPTEMBER 3, 1936 ON FILE AT THE CITY OF BERKELEY



CITY OF BERKELEY
 BERKELEY AQUATIC PARK
 APN: 60-2521-3-1
 T.I.S, R.4W. LOTS 1 AND 2
 SALT MARSH AND TIDE LANDS,
 MAP NO.4
 QUITCLAIM DEED
 LIBER 3402 PAGE 25



SEE SHEET 2

20.00'

BOLIVAR DRIVE

AQUATIC PARK
 SCIENCE CENTER II
 DOC. NO. 2011-220883

PARCEL A
 PARCEL MAP 11067
 BOOK 358 PAGES 26-27

±3.5'X10' TO BE DEDICATED BY SEPARATE DOCUMENT (NOT A PART)

PARCEL B
 PARCEL MAP 11067
 BOOK 358 PAGES 26-27

AQUATIC PARK
 SCIENCE CENTER II
 DOC. NO. 2011-220883

±3.5'X10' TO BE DEDICATED BY SEPARATE DOCUMENT (NOT A PART)

EASEMENT
 25,954 SQ. FT.
 0.596 ACRES±

N22°41'29"W 860.26'
 S22°41'29"E 990.39'
 N19°56'38"W 207.89'
 S19°56'38"E 180.20'
 S75°42'45"W 20.10'

POB

S19°56'38"E 30.15'
BANCROFT WAY
 (60' WIDE)



BKF ENGINEERS
 4670 WILLOW ROAD
 SUITE 250
 PLEASANTON, CA 94588
 (925) 396-7700
 www.bkf.com

Subject **EXHIBIT B**
PLAT TO ACCOMPANY LEGAL DESCRIPTION
 Job No. 20191091
 By MO Date 09/07/23 Chkd. MGR
 SHEET 1 OF 2

KRISILAS & GEE
 DOC. NO. 2019-083837
 LOT 11 BLOCK 91
 19 M 79



N72°35'23"E
 14.59'
 N1°14'01"E
 38.74'
 N24°20'06"W
 60.20'
 N22°41'29"W
 48.61'
 N68°17'58"W
 15.61'

S28°56'22"E
 24.28'

ADDISON STREET
 (60' WIDE)



EASEMENT
 25,954 SQ. FT.±
 0.596 ACRES±

±3.5'X10' TO BE DEDICATED
 BY SEPARATE DOCUMENT
 (NOT A PART)

CITY OF BERKELEY
 BERKELEY AQUATIC PARK
 APN: 60-2521-3-1
 T.S. R.4W. LOTS 1 AND 2
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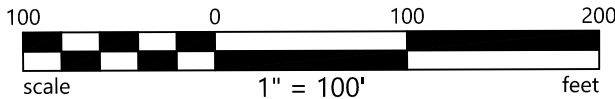
20.00'

BOLIVAR DRIVE

AQUATIC PARK
 SCIENCE CENTER II
 DOC. NO. 2011-220883

PARCEL A
 PARCEL MAP 11067
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PARCEL B
 PARCEL MAP 11067
 BOOK 358 PAGES 26-27

AQUATIC PARK
 SCIENCE CENTER II
 DOC. NO. 2011-220883

SEE SHEET 1

N22°41'29"W 860.26'
 S22°41'29"E 990.39'



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Subject **EXHIBIT B**
PLAT TO ACCOMPANY LEGAL DESCRIPTION
 Job No. 20191091
 By MO Date 09/07/23 Chkd. MGR
 SHEET 2 OF 2