

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Matthew J. Fertal	From:	William E. Murray Jr.
Dept:	City Manager	Dept:	Public Works
Subject:	CONSIDERATION OF FINAL PARCEL MAP NO. 2011-113 FOR PROPERTY LOCATED AT 10080 GARDEN GROVE BOULEVARD, GARDEN GROVE		
		Date:	August 9, 2011

OBJECTIVE

To receive City Council approval of Final Parcel Map No. 2011-113.

BACKGROUND

On October 20, 2005 TKIM Associates received Planning Commission approval for Tentative Tract Map No. TT-16931, which was required to implement the construction of the Garden Grove Galleria.

DISCUSSION

The subject parcel map is required to accommodate the phased construction of the Galleria. The final parcel map is for a subdivision located on the south side of Garden Grove Boulevard, west of Brookhurst Street at 10080 Garden Grove Boulevard. The applicant is proposing to split a 10.47 acre site into two parcels. Parcel one will contain the Garden Grove Galleria project on 3.45 acres with a 50-foot dedication for Garden Grove Boulevard for street purposes. Parcel two will contain the Boys and Girls Club of Garden Grove on 7.02 acres. All other existing rights and obligations for various purposes will be maintained.

Final Parcel Map No. 2011-113 is consistent with TT-16931 and will not invalidate any portions of the tentative map or affect any of the conditions of approval or the development agreement applicable the tentative map or the Garden Grove Galleria Project. The final parcel map merely effectuates the intent of the previously approved tentative tract map by legally defining two separate parcels, which are depicted on the tentative map.

Currently the Garden Grove Galleria Project, a 66-unit residential condominium complex, is stalled due to the slow economy. Recording a final parcel map on the project will allow for the completion of the Galleria to occur in a second phase at a later date.

Staff has reviewed all documentation relating to this subdivision regarding City Ordinances and the Subdivision Map Act, and finds this map to be in compliance.

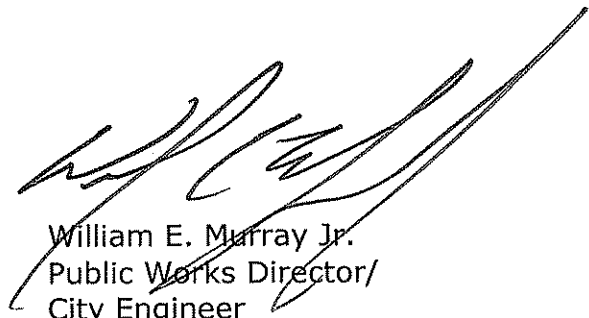
FINANCIAL IMPACT

There is no financial impact to the City by this action.

RECOMMENDATION

It is recommended that City Council:

- Find that Parcel Map No. 2011-113 is consistent with the General Plan and in substantial compliance with Tentative Tract Map No. TT-16931; and
- Approve Parcel Map No. 2011-113 for property located at 10080 Garden Grove Boulevard, Garden Grove.



By: William E. Murray Jr.
Public Works Director/
City Engineer

Attachments: Parcel Map No. 2011-113

Recommended for Approval



Matthew Fertal
City Manager

SHEET 1 OF 3 SHEETS

ACRES: 10.473 GROSS
ACRES: 10.113 NET
NUMBER OF PARCELS: 2
DATE OF SURVEY: MARCH 2011

PARCEL MAP NO. 2011-113

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE,
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF
SECTION 6, TOWNSHIP 5 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSA
AS PER MAP RECORDED IN BOOK 5 PAGE 39 OF RECORD OF SURVEYS
IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY
PENCO ENGINEERING, INC. WILLIAM E. SNOW P.L.S. NO. 4725

ACCEPTED AND FILED AT THE
REQUEST OF

LAWYERS TITLE COMPANY

DATE _____
TIME _____
INSTRUMENT # _____
BOOK _____ PAGE _____

TOM DALY
COUNTY CLERK-RECORDER

BY _____
DEPUTY

OWNERSHIP CERTIFICATE

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.
WE ALSO HEREBY DEDICATE TO THE PUBLIC FOR STREET PURPOSES: GARDEN GROVE BOULEVARD, FEE TITLE.
WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF GARDEN GROVE:
1) ALL RIGHTS TO UNDERGROUND WATER WITHOUT THE RIGHTS OF SURFACE ENTRY.
2) ALL VEHICULAR ACCESS RIGHTS TO GARDEN GROVE BOULEVARD EXCEPT AT APPROVED ACCESS LOCATIONS.

EULEN W. HOAG FOUNDATION, A CORPORATION

BY: _____
WILLIAM A. GRANT, II
PRESIDENT

BY: _____
SHAREN SUNDA
SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } S.S.

ON _____, BEFORE ME _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT IN THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS 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:

MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY

SIGNATURE: _____
NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES _____

PRINT NAME _____

MY COMMISSION NUMBER _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF EULEN W. HOAG FOUNDATION ON MARCH 8, 2011.
I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN 6 MONTHS AFTER THE RECORDATION OF THIS MAP, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

WILLIAM E. SNOW
P.L.S. NO. 4725
REG. EXP: 09-30-11

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP, IF REQUIRED, AS FILED WITH, AMENDED AND APPROVED BY THE CITY PLANNING COMMISSION; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____, 2011

WILLIAM E. MURRAY JR.
CITY ENGINEER OF THE CITY OF GARDEN GROVE
R.C.E. NO. 50353
REG. EXP.: 06/30/11

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2011

RAYMOND L. MATHE
COUNTY SURVEYOR
P.L.S. NO. 6165
REG. EXP.: 03/31/12

CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA }
COUNTY OF ORANGE } S.S.
CITY OF GARDEN GROVE }

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 2011, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE CITY OF GARDEN GROVE FEE TITLE TO GARDEN GROVE BOULEVARD AS DEDICATED HEREON AND DID ALSO ACCEPT THE RELINQUISHMENT OF:

- 1) ALL UNDERGROUND WATER RIGHTS WITHOUT THE RIGHT OF SURFACE ENTRY.
 - 2) ALL VEHICULAR ACCESS RIGHTS TO GARDEN GROVE BOULEVARD EXCEPT AT APPROVED ACCESS LOCATIONS.
- AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT.

DATED THIS _____ DAY OF _____, 2011

KATHY BAILOR
CITY CLERK OF THE CITY OF GARDEN GROVE

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a) (3) (A) (i)-(iii) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF EASEMENTS FOR PUBLIC UTILITY PURPOSES RECORDED AUGUST 1, 1958 AS INSTRUMENT NO. 104251, IN BOOK 3598 PAGE 58 OF OFFICIAL RECORDS; RECORDED JULY 23, 1958 AS INSTRUMENT NO. 89017, IN BOOK 4358 PAGE 543 OF OFFICIAL RECORDS; RECORDED OCTOBER 14, 1971 AS INSTRUMENT NO. 13963, IN BOOK 9846 PAGE 527 OF OFFICIAL RECORDS; AND RECORDED JULY 13, 2006 AS INSTRUMENT NO. 2006000488881 OF OFFICIAL RECORDS.

CITY OF GARDEN GROVE, HOLDER OF EASEMENTS FOR PUBLIC STREET AND HIGHWAY PURPOSES RECORDED OCTOBER 9, 1956 AS INSTRUMENT NO. 135734, IN BOOK 3671 PAGE 379 OF OFFICIAL RECORDS; RECORDED AUGUST 12, 1957 AS INSTRUMENT NO. 105387, IN BOOK 4003 PAGE 158 OF OFFICIAL RECORDS; AND RECORDED DECEMBER 5, 1959 AS INSTRUMENT NO. 4050, BOOK 9156 PAGE 138 OF OFFICIAL RECORDS.

FRANCIS H. SPARKS AND GEORGIA SPARKS, HOLDER OF AN EASEMENT FOR PARKING PURPOSES RECORDED JULY 7, 1964 AS INSTRUMENT NO. 7031, IN BOOK 7123 PAGE 217 OF OFFICIAL RECORDS.

BELL TELEPHONE COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES RECORDED DECEMBER 4, 2002 AS INSTRUMENT NO. 2002001094873 OF OFFICIAL RECORDS.

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA }
COUNTY OF ORANGE } S.S.

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS YET PAYABLE.

AND DO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS _____ DAY OF _____, 2011

SHARI L. FREDENRICH
COUNTY TREASURER-TAX COLLECTOR

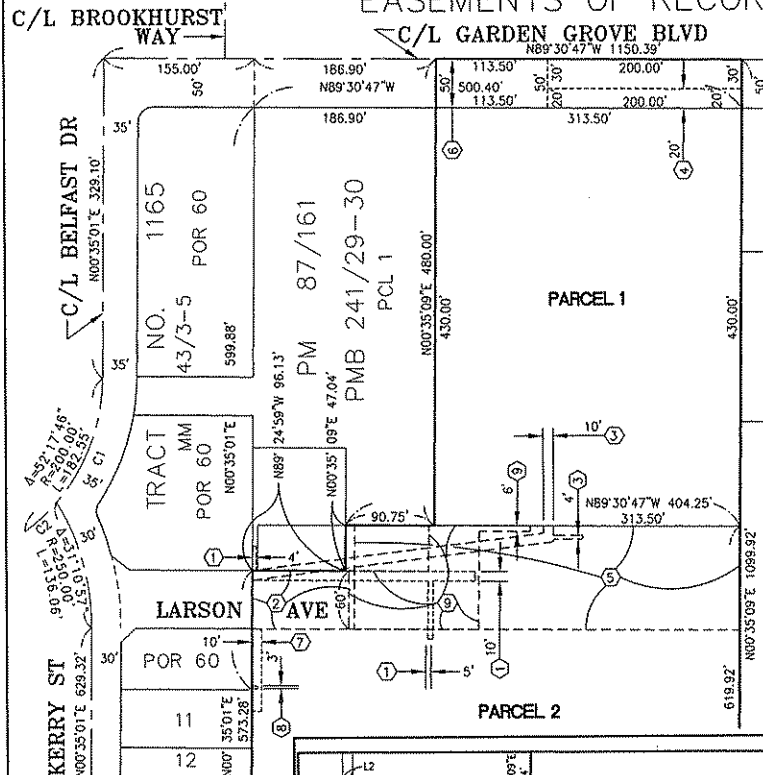
BY: _____
DEPUTY TREASURER-TAX COLLECTOR

Map sent to City for Sig.
7/27/11

SHEET 3 OF 3 SHEETS
 ACRES: 10.473 GROSS
 ACRES: 10.113 NET
 NUMBER OF PARCELS: 2
 DATE OF SURVEY: MARCH 2011

PARCEL MAP NO. 2011-113 IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA PENCO ENGINEERING, INC. WILLIAM E. SNOW P.L.S. NO. 4725

EASEMENTS OF RECORD



NOTES:
 SEE SHEET 2 FOR BASIS OF BEARING AND MONUMENT NOTES.

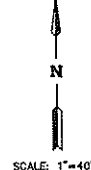
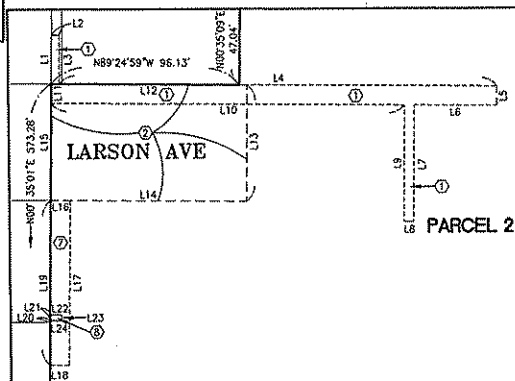
EXISTING EASEMENT NOTES:

- ① EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITY PURPOSES RECORDED AUGUST 1, 1956 AS INSTRUMENT NO. 104251, IN BOOK 3588, PAGE 58, O.R.
- ② EASEMENT TO CITY OF GARDEN GROVE FOR STREET AND HIGHWAY PURPOSES RECORDED OCTOBER 9, 1956, IN BOOK 3571, PAGE 379, O.R.
- ③ EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITY PURPOSES RECORDED JULY 23, 1958 AS INSTRUMENT NO. 89017, IN BOOK 4358, PAGE 543, O.R.
- ④ EASEMENT TO CITY OF GARDEN GROVE FOR STREET AND HIGHWAY PURPOSES RECORDED AUGUST 12, 1957, AS INSTRUMENT NO. 105387 IN BOOK 4003, PAGE 158, O.R.
- ⑤ EASEMENT TO FRANCIS H. SPARKS FOR PARKING PURPOSES RECORDED JUNE 7, 1964, AS INSTRUMENT NO. 7031 IN BOOK 7123, PAGE 217, O.R.
- ⑥ EASEMENT TO CITY OF GARDEN GROVE FOR STREET AND HIGHWAY PURPOSES RECORDED DECEMBER 5, 1969 AS INSTRUMENT NO. 4050 IN BOOK 9156, PAGE 139, O.R.
- ⑦ EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITY PURPOSES RECORDED AS INSTRUMENT NO. 13963, IN BOOK 9846, PAGE 527, O.R.
- ⑧ EASEMENT TO PACIFIC BELL TELEPHONE COMPANY FOR PUBLIC UTILITY PURPOSES RECORDED DECEMBER 4, 2002 AS INSTRUMENT NO. 2002001094673, O.R.
- ⑨ EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS PURPOSES RECORDED JULY 13, 2006 AS INSTRUMENT NO. 2006000468891, O.R.

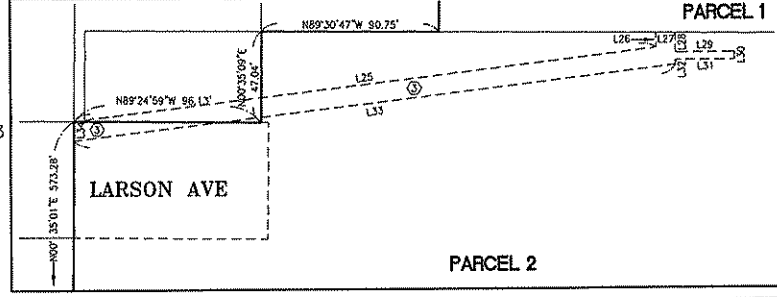
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	39°42'17"	200.00'	138.60'
C2	12°35'29"	200.00'	43.95'

EASEMENTS OF RECORD DETAILS

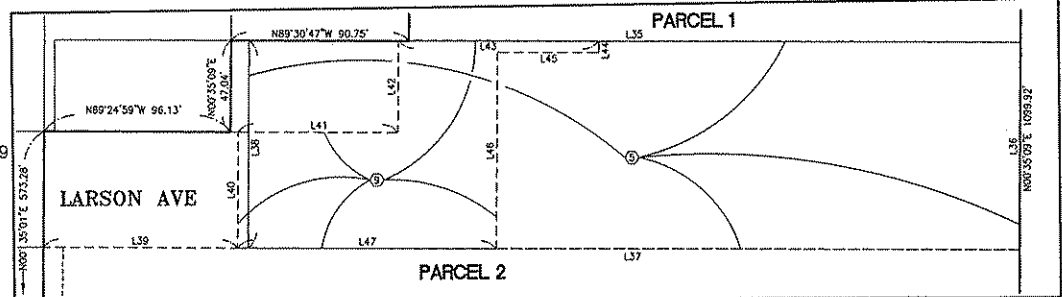
DETAIL
 EASEMENT 1,2,7,8



DETAIL
 EASEMENT 3



DETAIL
 EASEMENT 5,9



LINE TABLE		
ESMT NO.	BEARING	LENGTH
L1	N00°35'01"E	25.00'
L2	N89°24'59"W	4.00'
L3	N00°35'01"E	25.00'
L4	N89°24'59"W	224.50'
L5	N00°35'01"E	10.00'
L6	N89°24'59"W	42.50'
L7	N00°35'01"E	60.00'
L8	N89°24'59"W	5.00'
L9	N00°35'01"E	60.00'
L10	N89°24'59"W	181.00'
L11	N00°35'01"E	10.00'
L12	N89°24'59"W	100.00'
L13	N00°35'01"E	60.00'
L14	N89°24'59"W	100.00'
L15	N00°35'01"E	60.00'
L16	N89°24'59"W	10.00'
L17	N00°35'01"E	85.00'
L18	N89°24'59"W	10.00'
L19	N00°35'01"E	85.00'
L20	N00°35'01"E	1.00'
L21	N00°35'01"E	3.00'
L22	N89°24'59"W	6.00'
L23	N00°35'01"E	3.00'
L24	N89°24'59"W	6.00'
L25	N89°00'00"E	300.51'
L26	N00°00'45"E	7.63'
L27	N89°30'47"W	10.00'
L28	N00°00'45"E	9.97'
L29	N50°00'00"W	30.00'
L30	N00°00'00"E	4.00'
L31	N89°00'00"W	30.00'
L32	N00°00'45"E	2.42'
L33	N89°00'00"E	311.09'
L34	N00°35'01"E	10.00'
L35	N89°30'47"W	385.00'
L36	N00°35'09"E	107.05'
L37	N89°30'47"W	395.00'
L38	N00°35'09"E	107.05'
L39	N89°24'59"W	100.00'
L40	N00°35'01"E	60.00'
L41	N89°24'59"W	81.50'
L42	N00°35'01"E	47.56'
L43	N89°24'59"W	103.00'
L44	N00°35'01"E	6.00'
L45	N89°24'59"W	52.00'
L46	N00°35'01"E	101.50'
L47	N89°24'59"W	132.50'

SHEET 2 OF 3 SHEETS

ACRES: 10.473 GROSS

ACRES: 10.113 NET

NUMBER OF PARCELS: 2

DATE OF SURVEY: MARCH 2011

MONUMENT NOTES:

- [1] FND C-NAIL, NO REF, N28°54'24"W 0.05', ESTABLISHED CL INT OF GARDEN GROVE BLVD AND THE NLY PROLONGATION OF THE CL OF BROOKHURST AVE PER COR REC 2008-1497A, SET SPK & WASHER STAMPED "LS 4725", FLUSH.
- [2] FND SPK & WASHER STAMPED "CITY OF GARDEN GROVE SURVEY-RP", PER C.E.T.B. 3/10, FLUSH.
- [3] FND PK & WASHER STAMPED "CITY OF GARDEN GROVE SURVEY-RP", PER C.E.T.B. 3/6A, FLUSH.
- [4] FND SPK & WASHER STAMPED "LS 4743", NO REF, ACCEPTED AS CL INT.
- [5] FND HEX BOLT, IN WELL, PER C.E.T.B. 2/127A, DN 0.90'.
- [6] FND SMH, ESTAB CL BC PER C.E.T.B. 11/93, SET NOTHING.
- [7] FND SMH, ESTAB CL BC PER C.E.T.B. 11/92, SET NOTHING.
- [8] FND NOTHING, ESTAB CL EC AT RECORD ANGLE AND DISTANT FROM BC, SET SPK & WASHER STAMPED "LS 4725", FLUSH.
- [9] FND MAG NAIL, ACCEPTED AS PK & BRASS TAG, PER C.E.T.B. 3/134A, FLUSH.
- [10] FND SMH W/FOUR PWS ON R/W PER C.E.T.B. 3/134A, SET NOTHING.
- [11] FND LEAD, TACK & TAG STAMPED "LS 2681", FLUSH IN CONC FOOTING, NO REF, N00°35'01"E 0.08', SET NOTHING.
- [12] FND NAIL & TAG STAMPED "LS 2911", IN LIEU OF 3/4" IP STAMPED "LS 2911" PER TRACT 4668, MM 162/42-43, FLUSH, ACCEPTED AS LOT CORNERS OF TRACT 4668, MM 162/42-43.
- [13] FND CHS "X" IN SW, NO REF, N00°35'09"E 4.00', ACCEPTED AS THE 4.00' PROLONGATION OF THE NE CORNER OF PARCEL 1, PER PM 87-161, PWB 241/29-30.
- [14] FND CHS "X" IN SW, NO REF, N01°10'55"E 4.04'.
- [15] FND LEAD & TACK, NO TAG, NO REF, ACCEPTED AS INT OF ELY LINE OF PROPERTY AND SLY R/W OF GARDEN GROVE BLVD, SET LEAD TACK & TAG STAMPED "LS 4725", FLUSH.
- [16] FND NOTHING, SET NOTHING, ESTAB CL EC AT RECORD ANGLE AND DISTANCE FROM BC, EC FITS C.E.T.B. 11/92.
- [17] GPS NO. 4220 FOUND 2" BRASS C.D.H. DSK, DOWN 0.8' IN O.C.S. WELL MONUMENT. STATION IS LOCATED AT CENTERLINE INTER OF TRASK AVE. AND MAGNOLIA ST. N 2228920.17, E 6038205.58
- [18] GPS NO. 3500 FOUND 2" BRASS CALIFORNIA DIVISION OF HWYS. CAP DOWN 0.70 IN WELL MONUMENT. STATION IS LOCATED AT APPARENT CENTERLINE INTER OF GARDEN GROVE BLVD. AND MAGNOLIA ST. N 2228587.53, E 6037492.07

SEARCHED FND NOTHING AT ALL BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

PARCEL MAP NO. 2011-113

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA
PENCO ENGINEERING, INC. WILLIAM E. SNOW P.L.S. NO. 4725

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 4220 AND STATION GPS NO. 3500 BEING N18°53'02"W PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

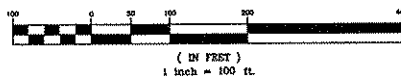
COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83) ZONE 10, 1983 MAG, (2007.00 EPOCH OCS GPS ADJUSTMENT).

ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED, TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCES BY 0.99996534.

LEGEND:

- ▲ INDICATES O.C.S. HORIZONTAL CONTROL STATION FOUND AS NOTED
- INDICATES SET LEAD TACK & TAG STAMPED "LS 2725" OR SPIKE & WASHER STAMPED "LS 4725" OR 1" IP WITH TACK & TAG STAMPED "LS 2725", FLUSH, UNLESS OTHERWISE NOTED
- SFN INDICATES SEARCH FOUND NOTHING
- R1 INDICATES MEASURED AND RECORD PER TRACT 1165, MM 43/3-5
- R2 INDICATES RECORD PER C.E.T.B. 3/134A
- R3 INDICATES RECORD PER PM 94-192, PWB 289/39-40
- R4 INDICATES RECORD PER RS, RSB 84/15
- R5 INDICATES RECORD PER PM 87-161, PWB 241/29-30
- R6 INDICATES MEASURED AND RECORD PER RS, RSB 6/21
- R7 INDICATES MEASURED AND RECORD PER PM 87-161, PWB 241/29-30
- R8 INDICATES CALCULATED PER TRACT 1165, MM 43/3-5
- R9 INDICATES CALCULATED PER TRACT 4668, MM 162/42-43

GRAPHIC SCALE

NOTE:
SEE SHEET 3 FOR EXISTING EASEMENTS.