

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

County of Orange
c/o CEO Real Estate
Attention: Infrastructure Section
400 W. Civic Center Drive, 5th Floor
Santa Ana, CA 92701

THIS IS TO CERTIFY THAT THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PER GOVT. CODE SECTION 27383 AND IS EXEMPT FROM PAYMENT OF DOCUMENTARY TRANSFER TAX PER REVENUE AND TAXATION CODE SECTION 11922

SPACE ABOVE FOR RECORDER'S ONLY

Project Location: Incorporated City of Stanton
Facility Name: Gilbert Street (at Railroad Crossing)
Facility/Parcel No.: Z58-252

UPRR Project No. 0204509

NONEXCLUSIVE AT-GRADE EASEMENT DEED

This Nonexclusive At-Grade Easement Deed ("Easement") is made this _____ day of _____, 20 ____, by and between **UNION PACIFIC RAILROAD COMPANY**, a Delaware corporation ("Grantor"), and **COUNTY OF ORANGE**, a political subdivision of the State of California ("Grantee").

For good and valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby grants Grantee, its successors and assigns, a non-exclusive easement on, along and/or over the property located in Anaheim, California, described in **Exhibit A**, attached and by reference made a part of this Easement (the "Easement Area"), for the sole purpose of widening the at-grade road crossing over at or near Grantor's Mile Post 512.40 (DOT No. 748011G), on Grantor's Stanton Industrial Lead in Anaheim, Orange County, California.

This Easement is granted for the purpose described above only. Without limitation of the foregoing, this grant does not include the right to install utilities of any nature, including, without limitation, fiber optic, cable television, electrical, gas or liquid distribution, or telephone lines.

Grantor, its successors and assigns, reserves the right to construct at any and all times and to maintain railroad tracks and appurtenances, fiber optic or signal lines and facilities, pipe, telephone, and electric pole and wire lines, over, under and across the Easement Area, but in such a way as to not interfere with Grantee's use of the Easement; it being understood that the rights so reserved by Grantor, its successors and assigns, are retained along with the general right of Grantor, its successors and assigns, to use of the Easement Area for any purpose not inconsistent with Grantee's use of the Easement, including, but not limited to any and all general railroad purposes.

The Easement is granted subject to the terms and conditions contained in the separate Public Highway At-Grade Crossing Agreement (MA-080-24010466) approved by the Board of Supervisors of the County of Orange on _____, and all outstanding leases, licenses and other outstanding rights, including, without limitation, those for pipe, telephone, electric and fiber optic lines and the right of renewals and extensions of the same, and subject also to all conditions, limitations, restrictions, encumbrances, reservations or interests of any person that may affect the Easement Area, whether recorded or unrecorded.

The Easement is also limited to such rights as Grantor may have in the Easement Area and is granted without warranty, express or implied. No damages shall be recoverable from Grantor because of any dispossession of Grantee or because of failure of, or defect in, Grantor's title.

If Grantees, its successors or assigns, abandon the Easement Area or any portion of the Easement Area, for the purposes of the Easement, the Easement will cease and terminate with respect to the portion of the Easement Area so abandoned, and the title to the Easement Area will be freed from the burden of the Easement. Nonuse of the Easement Area or any portion thereof, for the purposes of the Easement for the period of one (1) year will be deemed an abandonment of the Easement Area or portion thereof not used.

Grantor and Grantee have caused this Easement Deed to be executed as of the date first herein written.

UNION PACIFIC RAILROAD COMPANY
(Federal Tax ID No. 94-6001323)

By: _____

Printed Name: _____

Title: _____

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) ss:
COUNTY OF DOUGLAS)

On this ____ day of _____, 20 __, before me, _____,
a Notary Public in and for said County and State, personally
appeared _____ who is the _____
of Union Pacific Railroad Company, a Delaware corporation, and who is personally known to
me (or proved to me on the basis of satisfactory evidence) to be the person whose name is
subscribed to in the within instrument, and acknowledged to me that they executed the same in
their authorized capacity, and that by their signature on the instrument the person, or the entity
upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public for and in said State

↑ (Affix Notary Seal Here) ↑

My commission expires: _____

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within Nonexclusive At-Grade Easement Deed to the COUNTY OF ORANGE, a political subdivision of the State of California, is hereby accepted by order of the Board of Supervisors of the County of Orange, California, and the COUNTY OF ORANGE consents to the recordation thereof by its undersigned duly authorized officer and to the transfer of title to the property to the COUNTY OF ORANGE.

COUNTY OF ORANGE

Dated: _____

By: _____

Chairman of the Board of Supervisors
County of Orange, California

APPROVED AS TO FORM:
Office of County Counsel
Orange County, California

By: ROD Ray Diaz
Deputy

Date: Nov 2, 2023

EXHIBIT A

Description and Depiction of Easement Area

LEGAL DESCRIPTION

Exhibit "A"
Gilbert Street (at Railroad Crossing)
Facility No.: Z58
Parcel No.: 252

That certain portion of land in the City of Stanton, County of Orange, State of California, being a strip of land, 15.00 feet wide, over a portion of Section 19, Township 4 South, Range 10 West, San Bernardino Meridian, per map filed in Book 51, Page 10 of Miscellaneous Maps in the Office of the County Recorder of said County, described as follows:

Bounded Northerly by the northerly line of the Southern Pacific Company's land as described in a Deed recorded in Book 37, Page 199 of Deeds; Easterly by the westerly line of the easement for street or highway purposes to County of Orange as described in a document recorded March 17, 1967 in Book 8202, Page 232 of Official Records; Southeasterly by the northwesterly line of the street or highway easement to County of Orange as described in a document recorded February 14, 1969 in Book 8874, Page 807 of said Official Records, all in said Office of the County Recorder; and Westerly by a line parallel with and 15.00 feet westerly of aforesaid westerly line.

Containing 433.21 Square Feet, more or less.

See EXHIBIT B attached and by reference made a part.

APPROVED
Kevin Hills, County Surveyor, L.S. 6617



By: Raymond J. Rivera, L.S. 8324

Date: 5/9/2022





APN:
127-530-01

APN:
127-530-02

NE 1/4 SW 1/4
S19, T4S, R10W

STANTON

40'

CITY LIMITS

30'

37/199
DEEDS

15.00'

252

2.6'

NE COR SE 1/4 SW 1/4
S19, T4S, R10W
(R2)

27.4' (R1)

29/100
DEEDS

SOUTHERN
PACIFIC
RAILROAD

8874/807
O.R.

8202/232
O.R.

CG

32.6' (R1)

SOUTHERN
PACIFIC
RAILROAD

60'

CITY LIMITS

CG

PACIFIC PLACE

30'

UNINCORPORATED
TERRITORY

GILBERT STREET

LOT 38

APN:
127-591-06

TRACT NO. 2111
M.M. 61/46-48

APN:
127-537-01

A PORTION OF
LOT 18
TRACT NO. 534
M.M. 18/4

E 1/2 LINE OF SW 1/4
S19, T4S, R10W
(R2)

LOT 39

APN:
127-591-05

REFERENCES

(R1) Bk 8202, Pg 232, OR
(R2) Tr 534, MM 18/4

40'

30'



OC PUBLIC WORKS
OC SURVEY
RIGHT-OF-WAY SERVICES

ROW ID NO. 2022-009

SCALE: 1" = 20'

EXHIBIT B

SHEET 1 OF 1