



MWD

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

8-8

September 23, 1996

To: Board of Directors - (Legal and Claims Committee --Action)

From: General Counsel 

Subject: Resolution of Necessity Directing the General Counsel to Condemn Property Required for the Inland Feeder Project in San Bernardino and Riverside Counties, California, identified by Riverside and San Bernardino County Assessor's Parcel Numbers, MWD Right-of-Way Parcel Numbers and Owners' Names, on the Attachment hereto. **[Two Thirds Vote Required]**

RECOMMENDATION(S)

It is recommended that your Board of Directors adopted, by a two-thirds vote, the attached resolution declaring the necessity for the Project and for the interests in the properties described in Exhibits A and B, attached thereto, and directing the General Counsel to commence condemnation proceedings in Riverside and San Bernardino Counties to acquire the properties.

EXECUTIVE SUMMARY

The Metropolitan Water District will require the real property described in Exhibits A and B, attached hereto, located in San Bernardino and Riverside Counties, California, for portions of the Inland Feeder Pipeline Project. Offers to purchase the properties as required by California Government Code section 7262.2 were made, but no agreement has been reached. A resolution of necessity is recommended to authorize the commencing of eminent domain actions to acquire the properties.

DETAILED REPORT

At its meeting on September 9, 1996, the Land Committee held a hearing on the adoption of a resolution of necessity to authorize the General Counsel to commence condemnation proceedings on the properties described in Exhibit A and B attached hereto. At the conclusion of the hearing, the Land Committee voted to recommend that the resolution of necessity be adopted.

On August 7, 1996, notices of intention to adopt a resolution of necessity and for an opportunity to appear and be heard before the Land Committee on September 9, 1996 as to the necessity for the Project and the taking of the properties, were served on the owners of the properties identified in Exhibits A and B. Under the law Metropolitan must have received a written request for hearing within 15 days after the notice was served. Metropolitan received a request for hearing from Timothy and Grace Phelps. Mr. and Mrs. Phelps did not appear at the hearing. Mr. Phelps appeared at Metropolitan's office after the hearing and indicated that he had been struck in traffic. Mr. Vanderhorst met with Mr. Phelps and determined that Mr. Phelps was not challenging the necessity of the take but the compensation that Metropolitan offered. Written comments opposing the resolution of necessity were submitted by Jeffrey and Marcia Whittenburg. These comments were distributed to the Committee and made a part of the record at the hearing. In compliance with the provisions of the California Eminent Domain Law, a summary of the hearing and the Land Committee's recommendation is attached hereto.

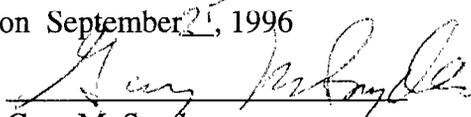
On February 9, 1993, your Board certified that the Final Environmental Impact Report for the Inland Feeder Project had been completed in compliance with the California Environmental Quality Act (CEQA) and the State Guidelines, and that it had reviewed and considered the information contained in that document. Your action on the subject resolution is therefore in compliance with CEQA. No further environmental documentation or review is necessary for your Board to act on this resolution.

STATEMENT OF GARY M. SNYDER IN SUPPORT OF
RESOLUTION OF NECESSITY (INLAND FEEDER PROJECT)

I, Gary M. Snyder, declare:

1. I am Chief Engineer of The Metropolitan Water District of Southern California.
2. In order for Metropolitan to insure reliable delivery of water to its member public agencies for service to the public, it is necessary to construct, operate and maintain a water conveyance facility (Inland Feeder) in San Bernardino and Riverside Counties, California, for the transportation and distribution of water for use within the District's boundaries. The construction of this facility requires the use of the properties referenced on Exhibits A and B attached to the Resolution of Necessity transmitted herewith.
3. Acquisition of the properties referred to in the Resolution of Necessity is necessary for the construction of pipelines for the Inland Feeder.
4. So that it may be assured that Metropolitan will have possession and may proceed with work, it is necessary that the resolution be adopted in order that actions may be commenced to condemn the properties described in the proposed Resolution of Necessity, and court orders obtained authorizing Metropolitan to take possession of the properties.

Executed at Los Angeles, California on September 21, 1996


Gary M. Snyder

SUMMARY OF HEARING AND RECOMMENDATION OF THE LAND
COMMITTEE REGARDING ADOPTION OF A RESOLUTION OF NECESSITY
TO CONDEMN CERTAIN PROPERTY FOR THE INLAND FEEDER PROJECT

On September 9, 1996, at the offices of The Metropolitan Water District of Southern California, a hearing was held by the Land Committee of the Board of Directors. Land Committee Chairman Doude Wysbeek presided. The Committee was called to order and a quorum was present.

Deputy General Counsel Joseph Vanderhorst advised the Committee that the California Eminent Domain Law requires the holding of a hearing on adoption of a resolution of necessity. The Land Committee is designated as the body for holding the hearing pursuant to the Administrative Code. The issues to be determined are whether the public interest and necessity require the project, whether the project is planned and located in a manner most compatible with the greatest public good and least private injury, and whether the property to be condemned is necessary for the project.

Mr. Vanderhorst informed the Committee that notice of the hearing was sent to the owners of the subject properties. A request to appear and be heard was received from Mr. Phelps, but he was not present at the hearing. Mr. Vanderhorst stated that he had discussed the matter with Mr. Phelps in an effort to resolve his objections, and Mr. Phelps may have decided not to appear. Mr. Whittenburg also objected to the resolution of necessity as to his property. He further objected to holding the hearing in Los Angeles, and, therefore, had submitted his objections in writing. Mr. Vanderhorst distributed copies of Mr. Whittenburg's written statement to the Committee members and a copy is attached to this summary.

Mr. Vanderhorst then requested that the Inland Feeder Project Manager, James Gallanes, make a presentation regarding the project and properties involved. Mr. Gallanes explained that these acquisitions are required for the Inland Feeder Project, but would proceed only if the Board of Directors acts to affirm proceeding with the Project.

Mr. Gallanes identified the properties which are the subject of the resolution. The De Hoog property (Parcel INFED1-25-240TEA1 and -240PEA1) is necessary due to the narrowness of the adjacent street (Opal Avenue). A permanent easement is necessary to allow the pipeline to be installed on the property, with a temporary easement over an additional area to allow the construction work to proceed on the property.

A permanent easement is also required on the Phelps property (INFED1-27-110PEA1). This 15-foot easement lies within the setback requirement imposed by the County zoning ordinance, which limits the impact of the easement on the property. Mr. Vanderhorst added that Mr. Phelps' objections were related to loss of the value of the property resulting from the inability to build within the easement area. Staff will advise Mr. Phelps of the setback requirement of the zoning ordinance.

Director Parker stated that, on behalf of the San Diego delegation, he felt the work on the Project should be delayed pending completion of Phase II of the rate refinement process. Although the Project is necessary, the timing is not critical and there should be a delay until after completion of the rate refinement process. Mr. Vanderhorst commented that staff was making an effort to prioritize acquisitions to complete those that are critical for construction of the portions of the project with time constraints due to environmental permitting or other outside factors. Director Parker inquired whether a one-month delay would be critical to the project schedule. Mr. Vanderhorst stated that the eminent domain process requires six to eight months before possession of property can be obtained, and this lead time makes it necessary to begin the process. The parcels involved are located either on critical parts of the alignment or on the segment of the alignment which is required for operational purposes of the Eastside Reservoir. Director Peterson made a motion to recommend approval of adoption of the resolution of necessity. The motion was seconded by Director King. The Committee voted to approve the motion, with Director Parker voting "no."

August 27, 1996

To: Joseph Vanderhorst & MWD Hearing Board
350 S. Grand Ave.
Box 54153
Los Angeles, Ca 90054

From: Jeff Whittenburg 
P. O. Box 7115
Hemet, Ca 92545
(909) 654-9204

Re: September 9, 1996 Hearing

As per our phone conversation on 8/21/96 please share the following information with your board at their scheduled hearing.

1) I do not believe my property meets the Eminent Domain requirements. In order for a corporation to implement its Eminent Domain privileges, the property must meet several criteria. One of those criteria indicates the property must be a "necessity" for the project. My property is not a necessity. It possibly may be a convenience by adding A) encroachment access, B) soil excavation storage and C) eliminating the need for some tightsheeting; but all three of these conveniences (A-C) can reasonably be met in other site/construction options if need be.

2) Therefore, after talking with you, John Vanderhorst on 8/21/96, my recommendation is to develop a negotiable contract to meet both your contractor's and engineer's desires along with my needs and concerns and continue to be within the legal guidelines, of which the temporary condemnation Eminent Domain process does not meet.

I will continue to attempt to be "neighborly" in this process and appreciate the ongoing communication between myself and your corporate representatives. My goal is to be fair to both parties, that being myself and your corporation contractors.

RESOLUTION

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA DIRECTING THE CONDEMNATION OF CERTAIN PROPERTIES SITUATED IN SAN BERNARDINO AND RIVERSIDE COUNTIES (INLAND FEEDER PROJECT)

BE IT RESOLVED by the Board of Directors of the Metropolitan Water District of Southern California.

Section 1. The District's Board hereby finds and determines that the public interest and necessity require, for public use, the construction, operation and maintenance of water conveyance facilities ("Inland Feeder Project") in the County of San Bernardino and the County of Riverside, California, for the transportation and distribution of water for use within the District's boundaries and that certain properties situated in the County of San Bernardino and the County of Riverside are necessary therefor.

Section 2. The properties to be acquired for the public use set forth in section 1 hereto consist of the interest in the parcels of land described in the Exhibits A attached hereto and incorporated herein by reference and shown on the Exhibits B attached hereto and incorporated herein by reference. The parcels are located within the District's boundaries.

Section 3. The District's Board hereby declares its intention to acquire the parcels described in Exhibits A and B attached, by proceedings in eminent domain as authorized by the Metropolitan Water District Act (Stats. 1969, Ch. 209, as amended) and Code of Civil Procedure section 1240.125.

Section 4. The District's Board hereby finds and determines that the public interest and necessity require the proposed Project.

Section 5. The District's Board hereby finds and determines that the proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.

Section 6. The District's Board hereby finds and determines that the properties described in Exhibits A and B attached hereto are necessary for the proposed Project.

Section 7. The District's Board hereby finds and determines that the offers required by Government Code section 7267.2 have been made to the owner(s) of record of the properties described in Exhibits A and B attached hereto.

Section 8. The District's General Counsel is hereby directed to commence proceedings in the Superior Court of California, County of San Bernardino and County of Riverside, for the purpose of condemning and acquiring the properties described in Exhibits A and B attached hereto, and to take such steps as may be necessary to secure an order of court permitting the District to take possession of the properties described in Exhibits A and B attached hereto for the uses and purposes herein described. He is authorized to take such actions and steps as he deems necessary in connection with such proceedings, including the amending of the complaint to reduce the extent of the properties to be acquired so as to reduce the compensation payable in the action where such change could not substantially impair the construction and operation of the said public works, and to incur expenses necessary and incidental to the action.

I HEREBY CERTIFY that the foregoing resolution was adopted at the regular meeting of the Board of Directors of The Metropolitan Water District of Southern California held the 8th day of October, 1996, by vote of two-thirds of all its members, and I further certify that the foregoing is a full, true and correct copy of the resolution.

Executive Secretary
The Metropolitan Water District of
Southern California

ATTACHMENT

**RIVERSIDE ASSESSOR'S
PARCEL NO.**

MWD. PARCEL NO.

OWNER'S NAME

431-240-013

INFED1-01-150TEA1

Jeffrey D. Whittenburg
Marcia Whittenburg

431-130-016

INFED1-01-100 and -100TEA1

Sang Bak Yoo
Urn-Yee Yoo

**SAN BERNARDINO
ASSESSOR'S PARCEL NO.**

MWD PARCEL NO.

OWNER'S NAME

0299-031-24

INFED1-25-240TEA1 and
-240PEA1

Gerrit De Hoog and
Pearl De Hoog

298-054-01

INFED1-27-110PEA1

Timothy M. Phelps
Grace E. Phelps

EXHIBIT A

1. Fee interest in the property described herein as Parcel INFED1-01-100.

2. Temporary construction easement for a term of five (5) years commencing on the effective date of an order for possession, in the properties described herein as Parcels INFED1-01-100TEA1, INFED1-25-240TEA1, and INFED1-01-150TEA1 for the purpose of constructing a water pipeline and related facilities on land other than such Parcels, and reserving to the owner the right of reasonable access over and across the easement area. The easement area shall be returned to its pre-existing condition upon completion of the construction work.

3. Permanent easement in the properties described as Parcels INFED1-25-240PEA1 and INFED1-27-110PEA1 for the purpose of constructing, reconstructing, maintaining, operating, enlarging, removing, and replacing, a line or lines of pipe at any time and from time to time, for water transportation, with every appendage or structure necessary or convenient to be installed at any time in connection therewith; subject to the following conditions:
 1. Owner shall not change the existing grade or otherwise modify the topography of the property affected by this easement without the prior consent of Metropolitan.

 2. No building or other structure of any nature shall be constructed or maintained upon any portion of the easement by Owner.

 3. Owner shall not plant trees within fifteen (15) feet of the centerline of Metropolitan's pipeline. Trees shall be permitted to be planted and maintained on the remaining portion of the easement, provided, however, that should Metropolitan require use of the remaining portion of the easement area for replacement, relocation or installation of its pipeline, or for future pipelines, Owner shall remove any such trees at his or her own expense and shall not permit trees to be replanted within fifteen (15) feet of the centerline of Metropolitan's pipeline or pipelines.

 4. Owner shall retain the right of access over and across the easement area, and Metropolitan shall not unreasonably interfere with such right of access.

EXHIBIT A

INFED1-01-150TEAL

Jeffery D. Whittenburg et ux

That portion of that certain parcel of land lying within Section 25, Township 4 South Range 2 West, San Bernardino Meridian, in the County of Riverside, State of California, conveyed to Jeffery D. Whittenburg et ux, by Grant Deed recorded June 20, 1984, as Instrument No. 131695 of Official Records of said County lying southerly of the following described line:

Commencing at the east quarter corner of Section 25 Township 4 South, Range 1 West, San Bernardino Meridian, as shown on Record of Survey filed in Book 98, pages 24 through 33, inclusive, of Record of Surveys in the office of the County Recorder of said County; thence N 89° 51' 28" W 30.00 feet to the westerly right of way line of Warren Road as shown on said Record of Survey; thence along said westerly right of way line N 00° 31' 39" E 643.39 feet to the TRUE POINT OF BEGINNING of said described line; thence S 79° 12' 03" W 174.59 feet to the easterly line of that certain parcel of land conveyed to The Metropolitan Water District of Southern California by Grant Deed recorded March 31, 1971 as Instrument No. 32428, Official Records of said County.

PREPARED UNDER MY SUPERVISION


Peter G. Wiseman P.L.S. 6241

9/13/95
Date



PGW:\p\...\infed\01\legal\150teal.doc

September 12, 1995

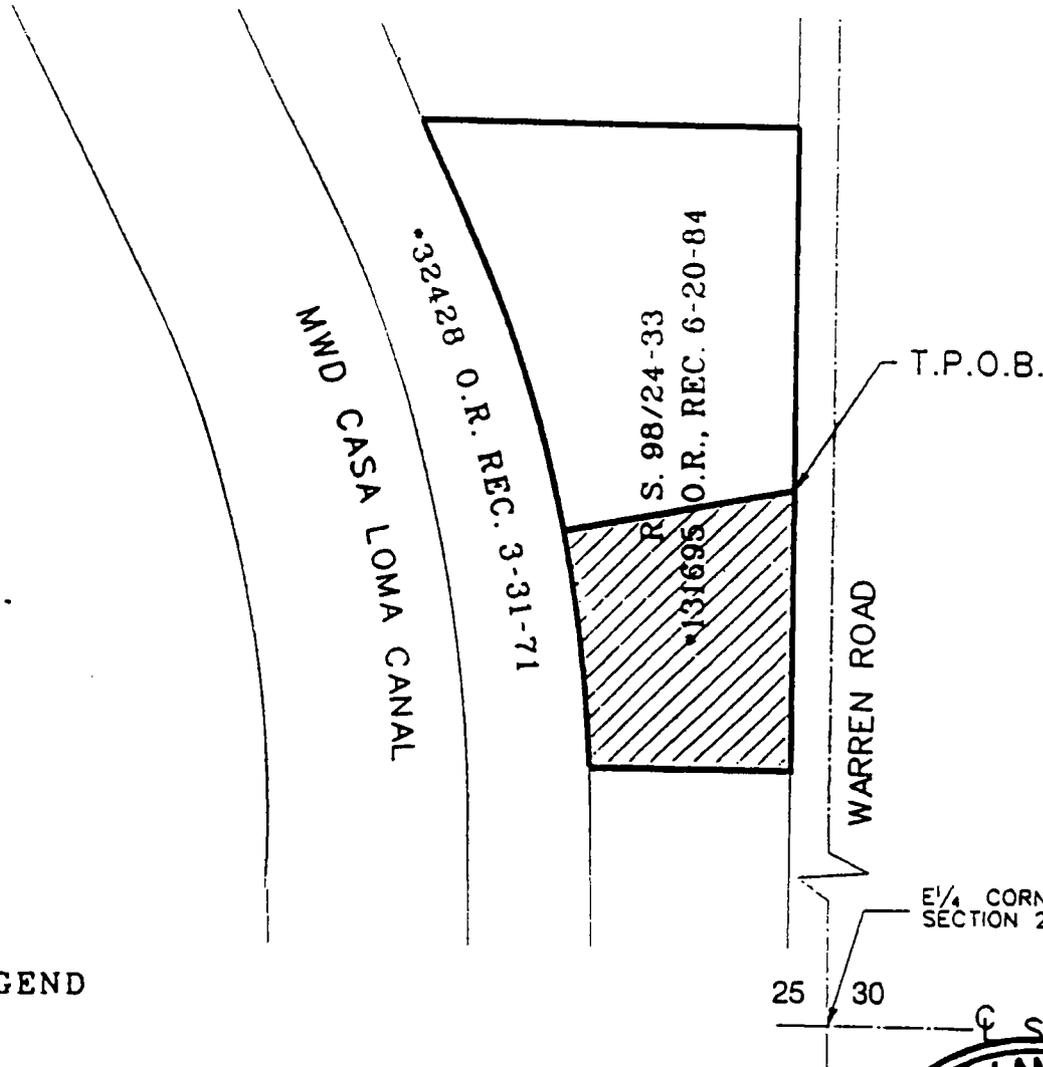
EXHIBIT B

"THIS EXHIBIT IS TO BE ATTACHED TO THE LEGAL DESCRIPTION"

POR. SEC. 25, T. 4 S., R. 2 W., S.B.M.,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



NOT TO SCALE

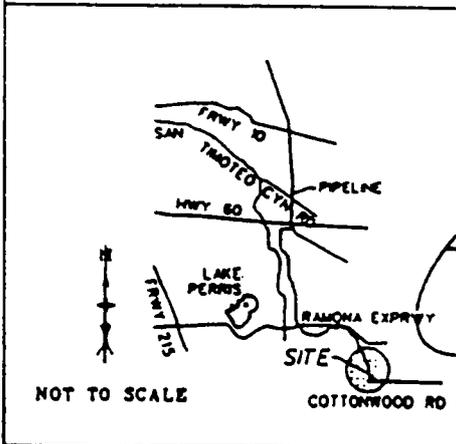


LEGEND



TEMPORARY EASEMENT
INFED1-01-150TEA1
(0.713 AC. TOTAL)

VICINITY MAP



PREPARED UNDER
MY SUPERVISION

[Signature]
Peter G. Wiseman P.L.S. 6241

DATE 9/13/95



THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

INLAND FEEDER
TEMPORARY EASEMENT
JEFFERY D. WHITTENBURG, ET UX
TO
MWD

INFED1-01-150TEA1

EXHIBIT A

INFED1-01-100
Sang Bak Yoo, et ux

The westerly 80 feet, together with the easterly 70 feet of the westerly 150 feet of the southerly 420 feet of Parcel 15 of Parcel Map No. 6832, in the County of Riverside, State of California, as shown on map filed in Book 32, pages 36 through 42, inclusive, of Parcel Maps, in the Office of the County Recorder of said County, as measured at right angles to the westerly line of said Parcel 15, and at right angles to and from the northerly line of Lot "D" respectively, as shown on said map.

PREPARED UNDER MY SUPERVISION


Peter G. Wiseman, P.L.S. 6241
Date 1/10/96



B.G. P:\private\petgan\legal\01\100.doc

Jan. 08, 1996

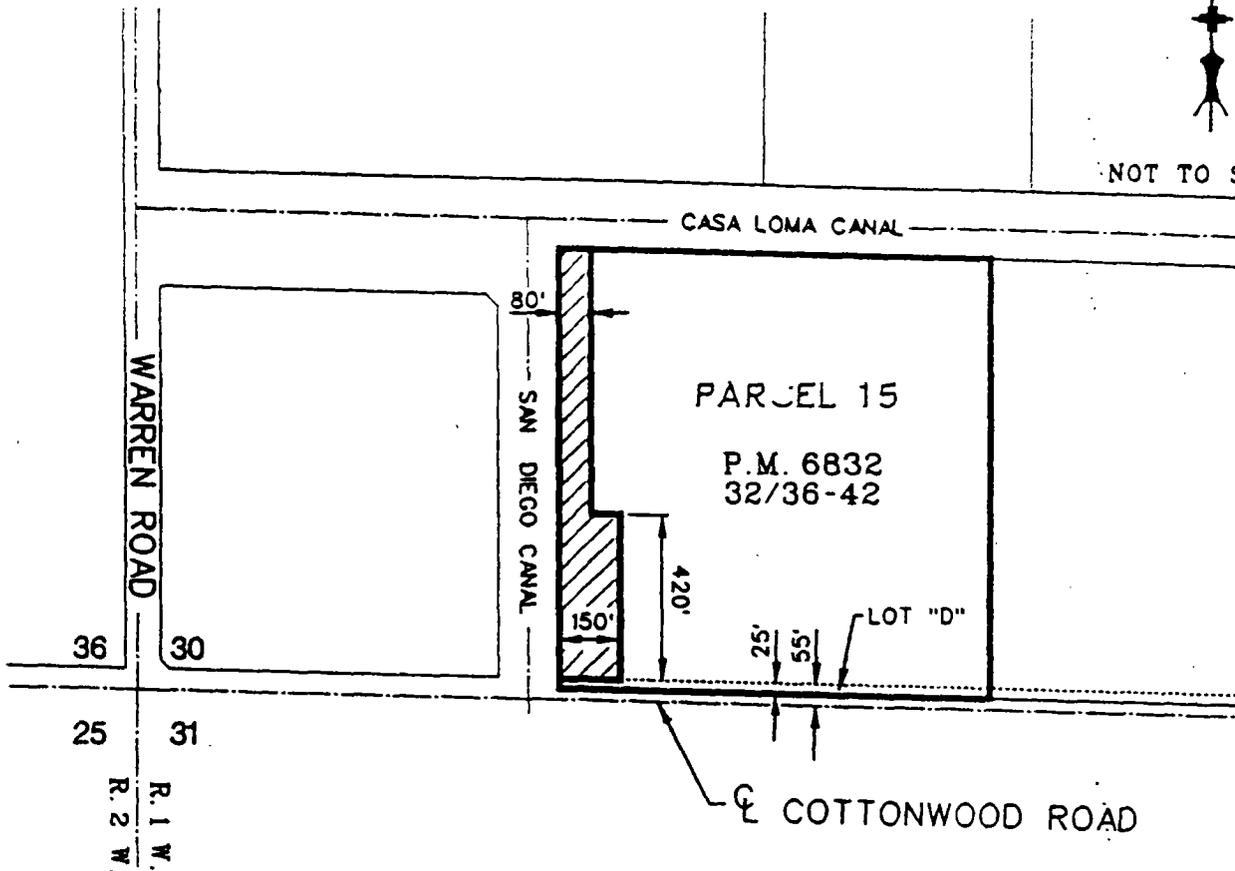
EXHIBIT B

"THIS EXHIBIT IS TO BE ATTACHED TO THE LEGAL DESCRIPTION"

POR. OF PARCEL 15, P.M. NO. 6832, P.M.B. 32, PAGE 36-42,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



NOT TO SCALE



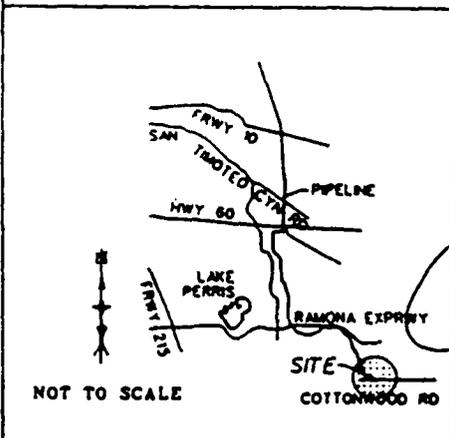
LEGEND



GRANT DEED
INFED1-01-100
(2.679 AC. TOTAL)



VICINITY MAP



PREPARED UNDER
MY SUPERVISION

Peter G. Wiseman
Peter G. Wiseman P.L.S. 6241

DATE 1/10/96

THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

INLAND FEEDER
GRANT DEED

SANG BAK YOO, ET UX
TO
MWD

INFED1-01-100

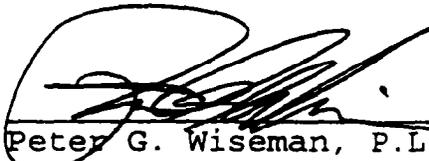
EXHIBIT A

INFED1-01-100TEA1
Sang Bak Yoo, et ux

The easterly 70 feet of the westerly 150 feet, together with the easterly 80 feet of the westerly 230 feet of the southerly 420 feet of Parcel 15 of Parcel Map No. 6832, in the County of Riverside, State of California, as shown on map filed in Book 32, pages 36 through 42, inclusive, of Parcel Maps, in the Office of the County Recorder of said County, as measured at right angles to the westerly line of said Parcel 15 and at right angles to and from the northerly line of Lot "D", respectively as shown on said map.

EXCEPTING therefrom the easterly 70 feet of the westerly 150 feet of the southerly 420 feet of said Parcel 15, as measured at right angles to the westerly line of said Parcel 15 and at right angles to and from the northerly line of said Lot "D", respectively as shown on said map.

PREPARED UNDER MY SUPERVISION


Peter G. Wiseman, P.L.S. 6241

Date 1/10/96



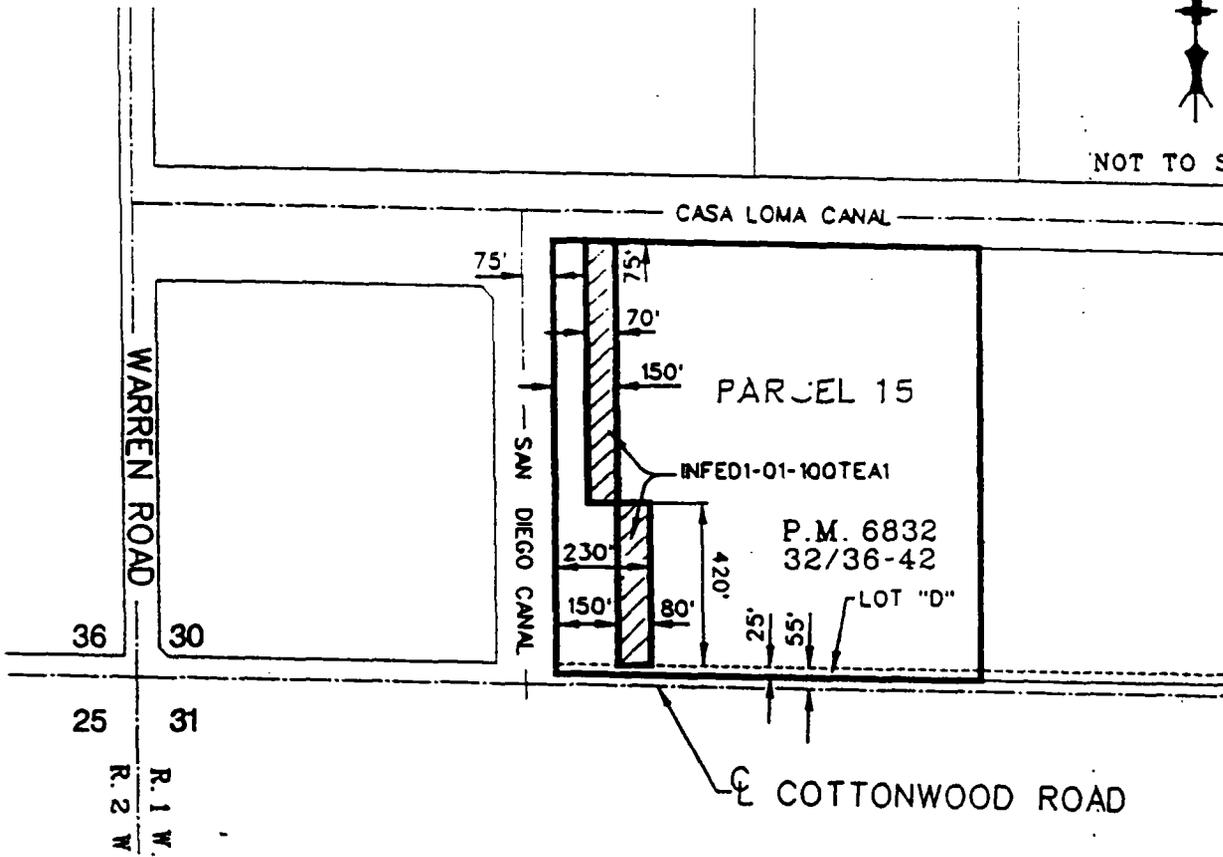
EXHIBIT B

"THIS EXHIBIT IS TO BE ATTACHED TO THE LEGAL DESCRIPTION"

POR. OF PARCEL 15, P.M. NO. 6832, P.M.B. 32, PAGE 36-42.
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



NOT TO SCALE

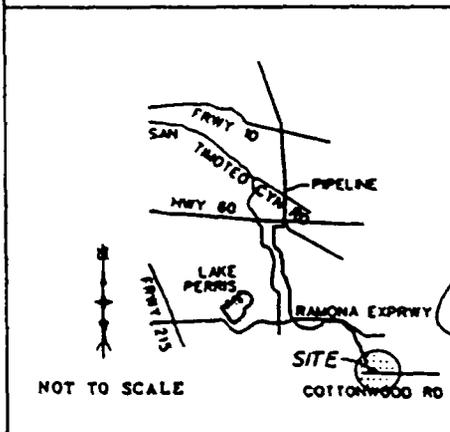


LEGEND



TEMPORARY EASEMENT
INFED1-01-100TEA1
(1.850 AC. TOTAL)

VICINITY MAP



PREPARED UNDER
MY SUPERVISION



Peter G. Wiseman
Peter G. Wiseman P.L.S. 6241

DATE

1/10/96

THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

INLAND FEEDER
TEMPORARY EASEMENT

SANG BAK YOO, ET UX
TO
MWD

INFED1-01-100TEA1

EXHIBIT A

INFED1-25-240PEA1
Gerrit De Hoog, et ux

The easterly 5 feet of the westerly 70 feet of the southerly 250 feet of that portion of Lot 40, Block 77, Rancho San Bernardino, in the County of San Bernardino, State of California, as shown on map recorded in Book 7, page 2 of Maps, records of said County and the westerly 65 feet of that portion of said Lot 40, all lying within that certain parcel of land conveyed as Parcel 1 by Grant Deed to Gerrit De Hoog and Pearl De Hoog, recorded April 27, 1977 in Book 9165, page 196 of Official Records of said County, as measured at right angles to the westerly and southerly lines respectively of said Parcel 1.

For the purpose of this description, the westerly line of said Lot 40 is coincident with the westerly line of said parcel 1 and also the centerline of Opal Avenue, as shown on map recorded in Book 4, page 44 of Record of Surveys, Records of said County.

PREPARED UNDER MY SUPERVISION


Peter G. Wiseman P.L.S. 6241

Date

6/18/96

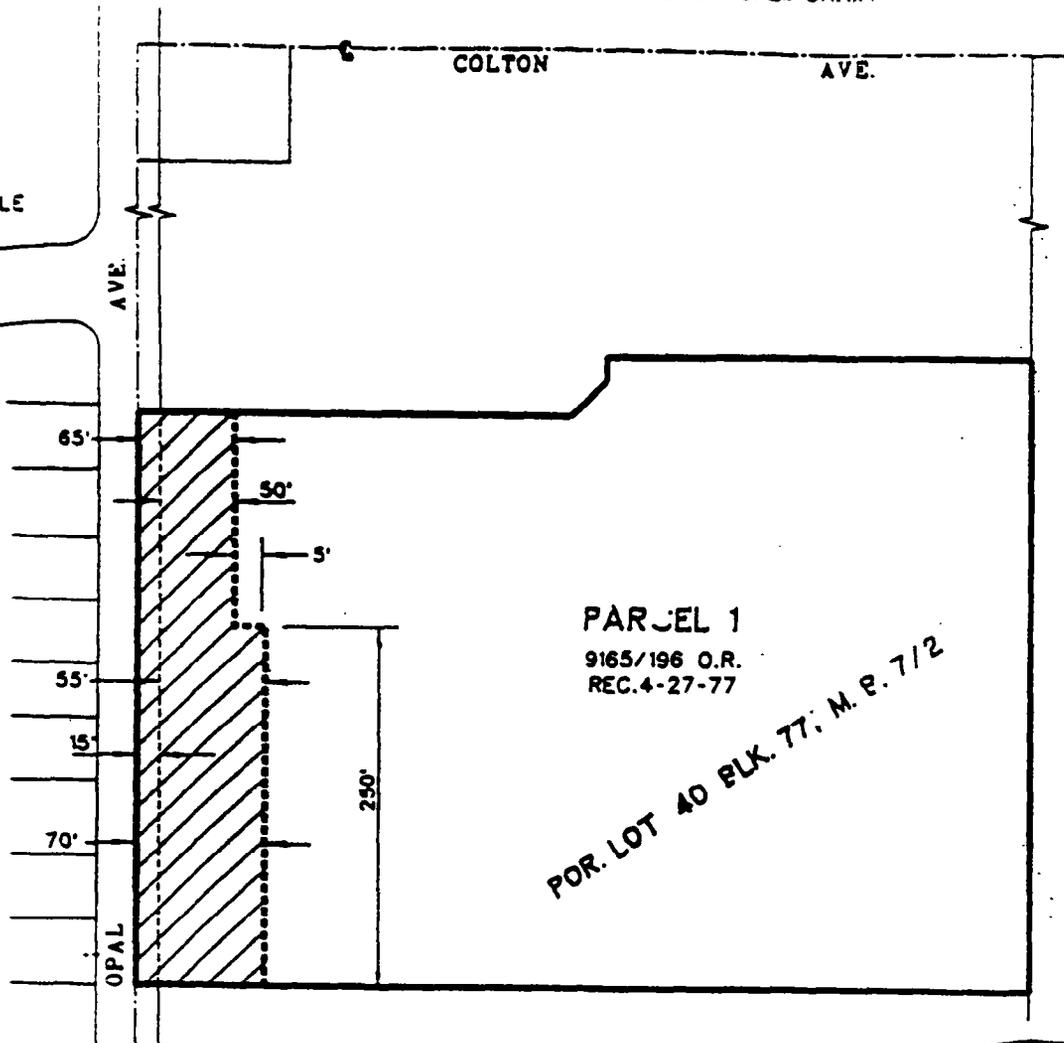


EXHIBIT B

THIS EXHIBIT IS TO BE ATTACHED TO THE LEGAL DESCRIPTION
 POR. OF LOT 40, BLOCK 77, RANCHO SAN BERNARDINO, M.B. 7, PG. 2
 COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



NOT TO SCALE



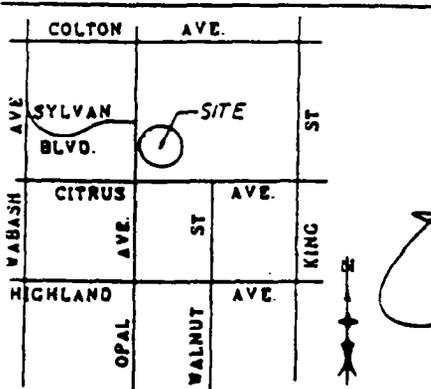
LEGEND



PERMANENT EASEMENT
 INFED1-25-240PEA1
 (0.623 AC. TOTAL)



VICINITY MAP



NOT TO SCALE

PREPARED UNDER
 MY SUPERVISION

Peter G. Wiseman
 Peter G. Wiseman P.L.S. 6241

DATE 6/18/96

THE METROPOLITAN WATER DISTRICT
 OF SOUTHERN CALIFORNIA

INLAND FEEDER
 PERMANENT EASEMENT

GERRIT DE HOOG, et ux
 TO
 MWD

INFED1-25-240PEA1

EXHIBIT A

INFED1-25-240TEA1
Gerrit De Hoog et ux

Those certain parcels of land hereinafter designated as Parcel A and Parcel B, lying within that portion of Lot 40, Block 77, Rancho San Bernardino, in the County of San Bernardino, State of California as shown on map recorded in Book 7, page 2 of Maps, records of said County, conveyed as Parcel 1 by Grant Deed to Gerrit De Hoog and Pearl De Hoog, recorded April 27, 1977 in Book 9165, page 196 of Official Records of said County, described as follows:

PARCEL A

The easterly 75 feet of the westerly 145 feet of the southerly 250 feet as measured at right angles to the westerly and southerly lines, respectively, of said Parcel 1.

PARCEL B

The easterly 30 feet of the westerly 95 feet of the southerly 40 feet of the northerly 75 feet as measured at right angles to the westerly and northerly lines, respectively, of said Parcel 1.

For the purpose of this description, the westerly line of said Lot 40 is coincident with the westerly line of Parcel 1 and also of the centerline of Opal Avenue, as shown on map recorded in Book 4, page 44 of Record of Surveys, Records of said County.

PREPARED UNDER MY SUPERVISION

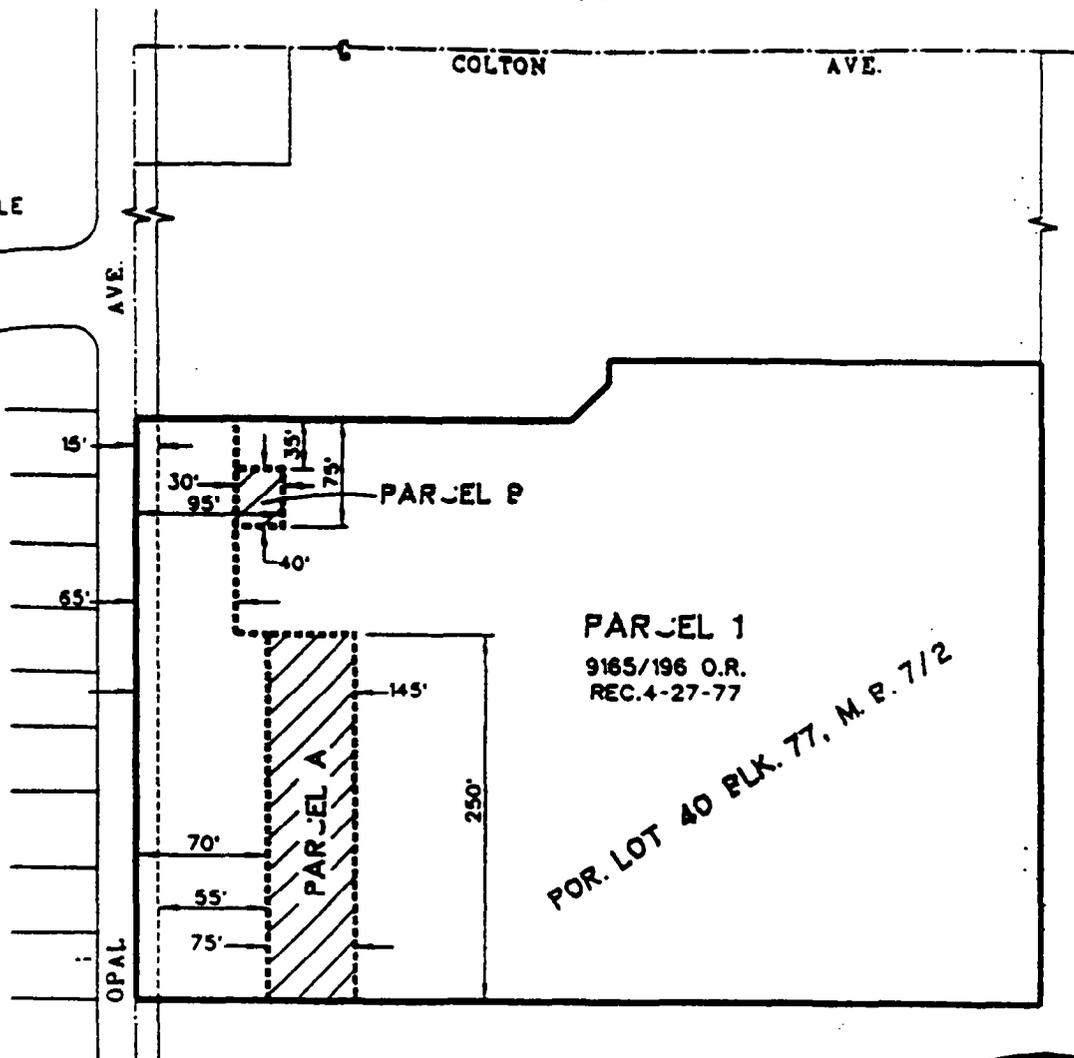
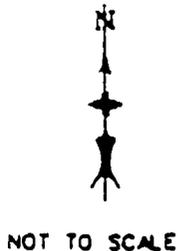

Peter G. Wiseman P.L.S. 6241

6/18/96
Date



EXHIBIT B

THIS EXHIBIT IS TO BE ATTACHED TO THE LEGAL DESCRIPTION
 POR. OF LOT 40, BLOCK 77, RANCHO SAN BERNARDINO, M.B. 7, PG. 2
 COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



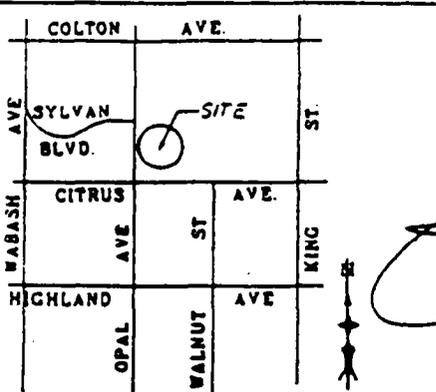
LEGEND



TEMPORARY EASEMENT
 INFED1-25-240TEA1 PARCEL A 0.430 AC.
 INFED1-25-240TEA1 PARCEL B 0.028 AC.
 (0.458 AC. TOTAL)



VICINITY MAP



PREPARED UNDER
 MY SUPERVISION

[Signature]
 Peter G. Wiseman P.L.S. 6241
 6/18/96
 DATE

THE METROPOLITAN WATER DISTRICT
 OF SOUTHERN CALIFORNIA
 INLAND FEEDER
 TEMPORARY EASEMENT
 GERRIT DE HOOG, et ux
 TO
 MWD
 INFED1-25-240TEA1

EXHIBIT A

INFED1-27-110PEAL
Timothy M. Phelps et ux

The most easterly 15.00 feet of those parcels of land in the County of San Bernardino, State of California, conveyed by Grant Deed to Timothy M. Phelps and Grace E. Phelps, recorded July 6, 1990 as Instrument No. 90-264809, of Official Records of said County.

PREPARED UNDER MY SUPERVISION

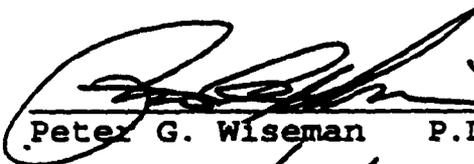
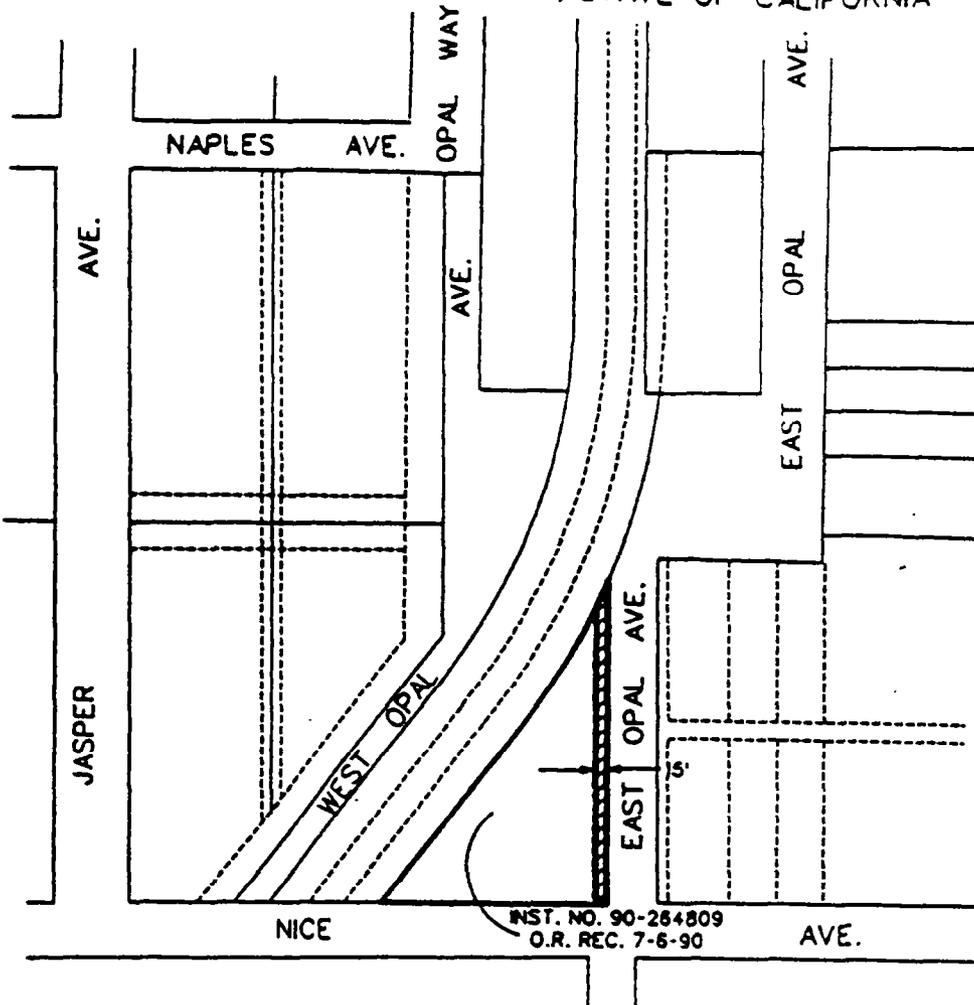

Peter G. Wiseman P.L.S. 6241
Date 9/22/95



EXHIBIT B

"THIS EXHIBIT IS TO BE ATTACHED TO THE LEGAL DESCRIPTION"
POR. BLOCK 28, MAP OF MENTONE TOWNSITE, M.B. 6, PG. 35.
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



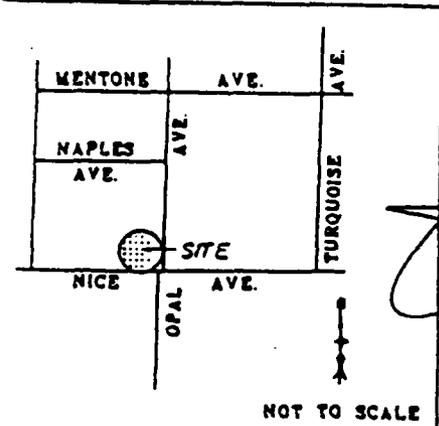
NOT TO SCALE

LEGEND



PERMANENT EASEMENT
INFED1-27-110PEA1
(0.117 AC. TOTAL)

VICINITY MAP



PREPARED UNDER
MY SUPERVISION

[Signature]
Peter G. Wiseman P.L.S. 6241

DATE 9/22/95



THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA
**INLAND FEEDER
PERMANENT EASEMENT**
TIMOTHY M PHELPS, et ux
TO
MWD
INFED1-27-110PEA1