

Recording Requested By:

San Bernardino County
Flood Control District

WHEN RECORDED MAIL

DOCUMENT TO:

San Bernardino County
Flood Control District
825 E Third Street
San Bernardino, CA 92415

Record without fee subject to
Gov't Code 6103 and 27383

Project: Lytle Cajon
System No.: 2.202
Parcel No.: 424
Dept. Code: 11600

**GRANT of EASEMENT
(ACCESS)**

D.P. No.: 2.200/ ____
APN: 0264-842-03
Date: April 28, 2023

The undersigned grantor(s) declare(s):

DOCUMENTARY TRANSFER TAX \$0.00 Conveyance to Government Entity. R&T 11922

- computed on full value of property conveyed, or
- computed on full value less liens and encumbrances remaining at the time of sale
- Unincorporated Area City of Rialto

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Lennar Homes of California, LLC, a California Limited Liability Company**, hereinafter referred to as **Grantor**, does hereby **grant** to **SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT**, a body corporate and politic of the State of California,

an easement for access purposes in, over and across the following described **real property** in San Bernardino County, State of California:

**See Exhibit "A" Legal Description and Exhibit "B" Plat,
attached hereto and made a part hereof,**

LENNAR HOMES OF CALIFORNIA, LLC

By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT "A"

EASEMENT LEGAL DESCRIPTION

THAT REAL PROPERTY SITUATED IN THE CITY OF RIALTO, SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, BEING PORTIONS OF LOT F OF TRACT 20092 RECORDED IN BOOK 362 OF MAPS, PAGES 21 THROUGH 41, INCLUSIVE, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, SAID PORTIONS BEING ALL OF SAID PART DESCRIBED AS FOLLOWS:

STRIP NO. 1

A STRIP OF LAND 20.00 FEET WIDE LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT THE NORTHEASTERLY END OF THAT COURSE SHOWN AS NORTH 54°03'47" EAST, 150.10 FEET PER SAID TRACT 20092, SAID POINT BEING ON THE MOST SOUTHEASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED AS PARCEL "A" IN THAT DEED TO THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT RECORDED MARCH 3, 1961 IN BOOK 5367, PAGE 563, OFFICIAL RECORDED OF SAID COUNTY;

THENCE SOUTHWESTERLY ALONG SAID COURSE AND SAID SOUTHEASTERLY LINE, SOUTH 54°03'47" WEST, 31.66 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 00°00'17" EAST, 694.34 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 99°16'22", AN ARC LENGTH OF 51.98 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1245.00 FEET TO WHICH A RADIAL LINE BEARS NORTH 09°16'05" EAST;

THENCE WESTERLY ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12°11'19", AN ARC LENGTH OF 264.85 FEET;

THENCE SOUTH 87°04'46" WEST, 164.05 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 805.00 FEET;

THENCE WESTERLY ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°28'52", AN ARC LENGTH OF 48.91 FEET;

THENCE SOUTH 83°35'53" WEST, 74.08 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 45.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 46°25'48", AN ARC LENGTH OF 36.47 FEET;

THENCE SOUTH 37°10'06" WEST, 66.74 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 55°28'22", AN ARC LENGTH OF 24.20 FEET;

THENCE SOUTH 18°18'16" EAST, 155.73 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 45.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH 35°21'08" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36°20'36", AN ARC LENGTH OF 28.54 FEET, SAID POINT HEREINAFTER KNOWN AS **POINT "A"**;

THENCE SOUTH 75°34'38" WEST, 63.93 FEET TO THE **POINT OF TERMINATION**, SAID POINT BEING ON NORTHEASTERLY RIGHT OF WAY OF RIVER RANCH PARKWAY, 45.00 FEET HALF WIDTH, (FORMERLY KNOWN AS EL RANCHO VERDE PARKWAY PER SAID TRACT 20092), SAID **POINT OF TERMINATION** BEING DISTANT NORTH 51°33'32" WEST, 87.39 FEET OF THE NORTHWESTERLY CORNER OF THAT LAND DESCRIBED IN THAT DEED TO THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT RECORDED APRIL 20, 1950 IN BOOK 2564, PAGE 41, OFFICIAL RECORDS OF SAID COUNTY.

THE SIDE LINES OF SAID STRIP TO BE LENGTHENED OF SHORTENED TO TERMINATE AT SAID SOUTHEASTERLY LINE OF SAID PARCEL "A" AND SAID NORTHEASTERLY RIGHT OF WAY OF RIVER RANCH PARKWAY (FORMERLY KNOWN AS EL RANCHO VERDE PARKWAY PER SAID TRACT 20092).

CONTAINS 32,264 S.F., 0.76 AC., MORE OR LESS.

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STRIP NO. 2

A STRIP OF LAND 20 FEET WIDE LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT THE AFORESAID **POINT "A"** SAID POINT BEING ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS 45.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH 35°21'08" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 30°48'03", AN ARC LENGTH OF 24.19 FEET;

THENCE SOUTH 85°26'56" EAST, 73.08 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 155.00 FEET;

THENCE ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°24'11", AN ARC LENGTH OF 36.26 FEET;

THENCE NORTH 81°08'53" EAST, 25.21 FEET;

THENCE SOUTH 08°51'07" EAST, 15.49 FEET TO THE **POINT OF TERMINATION**, SAID POINT BEING ON THE NORTHERLY LINE OF THAT LAND DESCRIBED IN THAT DEED TO THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT RECORDED APRIL 20, 1950 IN BOOK 2564, PAGE 41, OFFICIAL RECORDS OF SAID COUNTY. SAID **POINT OF TERMINATION** BEING DISTANT ALONG SAID NORTHERLY LINE, NORTH 85°56'01" EAST 161.91 FEET FROM THE NORTHWESTERLY CORNER OF SAID LAND DESCRIBED IN SAID DEED.

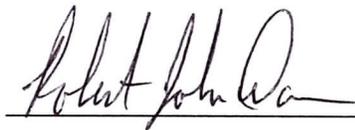
THE SIDE LINES OF SAID STRIP TO BE LENGTHENED OR SHORTENED TO TERMINATE AT THE SOUTHERLY LINE OF SAID STRIP NO. 1 AND SAID NORTHERLY LINE OF SAID DEED.

CONTAINS 3,460 S.F., 0.08 AC., MORE OR LESS.

PORTION OF APN 0264-842-03

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

PREPARED BY ME OR UNDER MY SUPERVISION

 1-7-23

ROBERT JOHN DAWSON, P.L.S.

DATE



San Bernardino County Flood Control District



ACCEPTANCE CERTIFICATE

This is to certify that the interest in the real property conveyed by the within instrument to the San Bernardino County Flood Control District, a body corporate of the State of California, is hereby accepted by the undersigned officer/agent on behalf of the Board of Supervisors pursuant to authority conferred by Resolution #2012-45, March 27, 2012, by its Board of Supervisors and the grantee consents to the recordation thereof by its duly authorized officer/agent.

DATED: _____

BY: _____

NAME: Ryan Hunsicker TITLE: Survey Division Chief
(PRINT)