

RECORDING REQUESTED BY:

San Bernardino County
Department of Public Works
825 East Third Street, Room 145
San Bernardino, CA 92415-0835

WHEN RECORDED MAIL DOCUMENT
and TAX STATEMENT TO:

Same as above

RECORDER:

Record without fee subject to Govt. Code 6103
Recordation required to complete chain of title

A.P.N. 0304-431-05 (portion of)

**TEMPORARY
CONSTRUCTION EASEMENT**

DOCUMENT TRANSFER TAX \$0.00
Dept. Code : 11700 (Transportation)

VCA North Shore Animal Hospital, Inc., a California Corporation,

hereby GRANT(S) to SAN BERNARDINO COUNTY, a body corporate and politic of the State of California, a TEMPORARY CONSTRUCTION EASEMENT for construction purposes over, under, and across the following description real property in said County:

See attached EXHIBIT "A" Legal Description and EXHIBIT "B" Plat Map

This Temporary Construction Easement shall remain effect for a period of two years, commencing upon May 30, 2023, for said purposes and terminating upon completion of the project known as Stanfield Cutoff Roundabout Project, but terminating no later than May 30, 2025.

It is understood that in the event that grantor(s) plan to sell, lease or rent the grantor's property prior to the final expiration date of this temporary construction easement, the grantor(s) shall inform, in writing, any and all parties involved in the sale, lease, or rental of this temporary construction easement and associated construction project.

GRANTOR:

By: _____

Print Name: _____

Title: _____

Date: _____

This is to certify that the interest in real property conveyed by the within instrument to San Bernardino County, a body corporate and politic 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 of the Board of Supervisors adopted on March 27, 2012 and the Grantee consents to recordation thereof by its duly authorized officer/agent.

By: _____ Date: _____
Terry W. Thompson, Director
Real Estate Services Department

Township: 2 N Range: 1 E Section: 16
Geo Index: _____ Sect: _____ Quad: _____
Road Names: Stanfield Cutoff
Project: Stanfield Cutoff Roundabout
Work Order No.: _____
Parcel No.(s): _____
A.P.N.(s): 0304-431-05

ACKNOWLEDGMENT

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, _____
(insert name and title of the officer)

personally appeared _____,
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 _____ (Seal)

EXHIBIT "A"
VCA LAKESIDE ANIMAL HOSPITAL
TEMPORARY CONSTRUCTION EASEMENT

All that real property situated in the unincorporated area of the County of San Bernardino, State of California, and being a portion of Parcel 2 of Parcel Map No. 5037 as shown in Book 47 Page 63 of Parcel Maps filed May 21, 1979 in the office of the County Recorder of said county, more particularly described as follows:

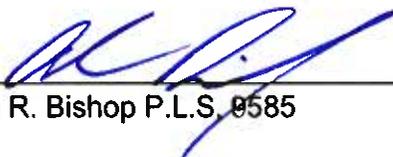
BEGINNING at the southwest corner of said Parcel 2, said point also coincident with the south line of Parcel 1 of said parcel map and with the northerly right-of-way line of California State Route 38 as shown on said map, from which the most southwest corner of said Parcel 1 bears South 83°30'49" West, 40.18 feet; thence from said **POINT OF BEGINNING** along the west line of said Parcel 2, North 01°00'15" West, 86.74 feet; thence leaving said west line the following five (5) courses:

- 1) North 88°59'45" East, 10.00 feet;
- 2) thence South 01°00'16" East, 36.46 feet;
- 3) thence North 88°59'44" East, 40.01 feet;
- 4) thence South 01°00'16" East, 42.18 feet to the south line of said Parcel 2 and coincident with the northerly line of said right-of-way;
- 5) thence along said south line, also being a curve to the right, from which a radial bears North 12°16'46" West, 700 feet, through a central angle of 04°08'54", with an arc length of 50.68 feet to the **POINT OF BEGINNING**, containing 2,692 square feet more or less.

Basis of Bearing is California Coordinate System 1983 Zone 5, NAD-83(2011) Epoch (2010.0), to obtain map bearings of said parcel map rotate clockwise by 0°36'43".

See exhibit 'B' attached hereto and made a part of this description.
End of Description

This description has been prepared by me or under my direct supervision in conformance with the Professional Land Surveyors' Act.


Adam R. Bishop P.L.S. 9585 1-24-23
Date

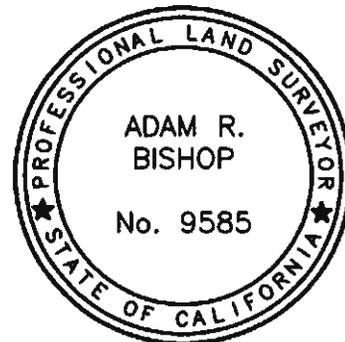


EXHIBIT 'B' - PLAT TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

-  TCE PARCEL 2,692 SQ.FT.±
-  DIMENSION POINT
-  MONUMENT PER RECORD
- APN..... ASSESSORS PARCEL NUMBER
- POB..... POINT OF BEGINNING
- DOC..... DOCUMENT NUMBER



PARCEL 1
47 PM 63
APN:
304-431-07

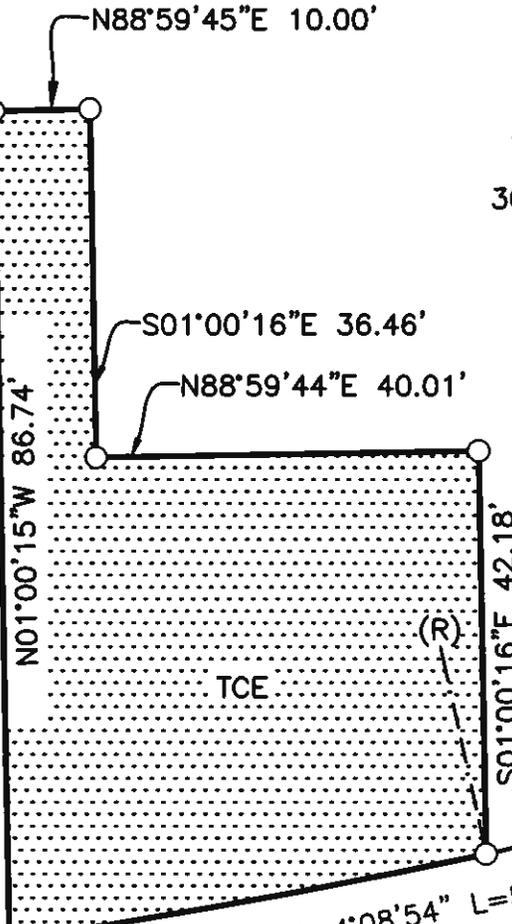
PARCEL 2
47 PM 63
APN:
304-431-05

APN 304-431-02
U.S. FOREST SERVICE

CHORD BEARING TO
SW CORNER PARCEL 1
S83°30'49"W 40.18'

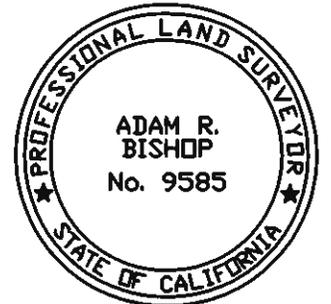
SW CORNER PARCEL 1
FD T-BAR IN CONC
PER PM47/63

EXISTING
RIGHT OF WAY



POB
R=700.00' Δ=4°08'54" L=50.68'
RADIAL=S12°16'46"E

PER 4919/26 O.R.
RECORDED 07/30/1959



SCALE 1"=20'

STATE HIGHWAY 38

4119.104

EXHIBIT B

VCA TEMPORARY CONSTRUCTION EASEMENT
SECTION 16 T. 2 N., R.1 E. S.B.M.

SHEET 2 OF 2

COUNTY OF SAN BERNARDINO

STATE OF CALIFORNIA



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