

**Recording Requested By:**

City of Yucaipa

**When Recorded Mail Document  
and Tax Document to:**

City of Yucaipa  
34272 Yucaipa Blvd.  
Yucaipa, CA 92399

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

Project: Wilson Creek  
System No.: 3.601  
Parcel No.: 149  
Dept. Code: 11600

**GRANT DEED**

D.P. No.: 3.601/140  
APN: 0303-151-23 & 36 (portions),  
0303-191-35  
Date: April 13, 2021

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 Yucaipa

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT**, a body corporate and politic, (“Grantor”), does hereby grant to:

the **CITY OF YUCAIPA**, a municipal corporation (“Grantee”),

the following described real property in the City of Yucaipa, County of San Bernardino, State of California,

See, **Exhibit “A”**, legal description, and plat, attached hereto and made a part hereof.

**SAN BERNARDINO COUNTY  
FLOOD CONTROL DISTRICT**

By: \_\_\_\_\_  
Name: Curt Hagman  
Title: Chairman of the Board of Supervisors  
Date: \_\_\_\_\_

## EXHIBIT "A"

Portion of APN 303-151-36, 303-151-23 and 303-191-04

All that portion of Lots 6, 7 and 8 of Block H and that portion of Lot 1 of Block G of Yucaipa Water and Lumber Company Subdivision No. 1 as per Map recorded in Book 17 page 27 of Maps, also being a portion of that parcel granted to San Bernardino County Flood Control District in that document recorded on August 16, 1940 in Book 1431, Page 10, together with a portion of that parcel granted to San Bernardino County Flood Control District in that document recorded on September 18, 1972 on Book 8022, Page 51, records of San Bernardino County, State of California and more particularly described as follows:

BEGINNING at a point in the East line of said Lot 7, distance along said East line,  $N00^{\circ}31'18''W$  337.5 feet, from the centerline of the unnamed alley (15 feet wide) as shown on said Map, said Point of Beginning also being the same Point of Beginning in Grant Deed in favor of Marilyn Kay Martin recorded May 4, 2004 as Doc. # 2004-0310103 records of said County;

THENCE parallel with the South line of said Lots 6 and 7 and along the South line of said Martin Grant Deed  $S89^{\circ}35'50''W$  a distance of 359.05 feet to the Southwest corner of said Martin Grant Deed;

THENCE  $N0^{\circ}31'08''W$  along the West line of said Martin Grant Deed a distance of 323.12 feet to the centerline of that 40 foot wide street (now known as Eucalyptus Avenue) as shown on said Map;

THENCE along said centerline  $S89^{\circ}33'58''W$  a distance of 264.45 feet to the Northeast corner of that property conveyed to Yucaipa Valley Water District recorded on August 9, 2002 as Document No. 2002-0419183;

THENCE along the Easterly line of said Yucaipa Valley Water District property  $S0^{\circ}31'34''E$  a distance of 447.25 feet;

THENCE continuing along said Easterly line  $S38^{\circ}25'07''W$  a distance of 41.51 feet;

THENCE continuing along said Easterly line  $S46^{\circ}37'37''E$  a distance of 5.71 feet;

THENCE leaving said Easterly line  $S26^{\circ}33'50''E$  a distance of 5.51 feet to the beginning of a non-tangent curve concave to the South having a radius of 70.00 feet, a radial bearing to said curve bears  $S26^{\circ}33'50''E$ ;

THENCE Easterly along the arc of said curve a distance of 58.45 feet through a central angle of  $47^{\circ}50'42''$ ;

THENCE  $S68^{\circ}43'08''E$  a distance of 243.90 feet to the beginning of a tangent curve concave to the North having a radius of 160.00 feet;

THENCE Southeasterly along the arc of said curve a distance of 95.11 feet through a central angle of  $34^{\circ}03'26''$ ;

THENCE  $N77^{\circ}13'25''E$  a distance of 125.13 feet to the beginning of a tangent curve concave to the Southeast having a radius of 1000.00 feet;

THENCE Northeasterly along the arc of said curve a distance of 214.74 feet through a central angle of 12°18'13";

THENCE N89°31'38"E a distance of 66.48 feet

THENCE N88°11'20"E a distance of 167.67 feet;

THENCE N88°14'07"E a distance of 33.66 feet;

THENCE N89°35'32"E a distance of 81.48 feet;

THENCE N38°28'26"E a distance of 102.31 feet;

THENCE N14°16'06"W a distance of 12.03 feet;

THENCE N18°24'10"W a distance of 10.00 feet to the beginning of a non-tangent curve concave to the Northeast having a radius of 55.00 feet a radial bearing to said curve bears N18°24'45"W;

THENCE Northwesterly along the arc of said curve a distance of 138.65 feet through a central angle of 144°26'01" to the beginning of a reverse curve having a radius of 55.00 feet, a radial bearing to said curve bears S53°58'42"E ;

THENCE Northerly along the arc of said curve a distance of 52.57 feet through a central angle of 54°46'05" to the beginning of a compound curve, concave to the Southwest and having a radius of 1107.00 feet, a radial bearing to said curve bears N71°15'13"E;

THENCE Northerly along the arc of said curve a distance of 93.41 feet through a central angle of 4°50'05" to the beginning of a reverse curve concave to the Northwest and having a radius of 1173.00 feet, a radial bearing to said curve bears N66°25'08"E;

THENCE Northerly along the arc of said curve a distance of 193.25 feet through a central angle of 9°26'22" to a point on the centerline of a 40 foot wide street (now known as Second Street) as shown on said Map, said point also being on the East line of that property described in said Martin Grant Deed;

THENCE along said centerline and the East line of said Martin Grant Deed S0°31'07"E a distance of 205.22 feet;

THENCE along the South line of said Martin Grant Deed S61°44'31"W a distance of 203.32 feet;

THENCE continuing along said South line S89°35'50"W a distance of 150.00 feet more or less to the Point of Beginning.

Said parcel contains 7.80 acres more or less.



TRACT NO. 15803

MB 283/30-36

S89°33'58"W  
264.45'

20'

EUCALYPTUS AVENUE

33'  
20'

YUCAIPA WATER AND LUMBER COMPANY  
SUBDIVISION NO. 1  
MB 17127

S0°31'34"E  
447.25'

6

N0°31'08"W  
323.12'

BLOCK H

POB

APN 303-151-36

7

S89°35'50"W  
359.05'

N0°31'18"W  
337.5'

APN 303-151-23

8

S89°35'50"W  
150.00'

N61°44'31"E  
203.32'

SECOND ST.

BLOCK G

L=193.25 R=1173.00  
D=9°26'22"

L=93.41 R=1107.00  
D=4°50'05"

L=52.57 R=55.00  
D=5°46'05"

S71°15'13"W(R)  
S53°58'42"E(R)

N18°24'45"W(R)  
N18°24'10"W  
10.00'

APN 303-191-04

N14°16'06"W  
12.03'

N89°35'32"E  
81.48'

S26°33'50"E(R)

S38°25'07"W  
41.51'

S46°37'37"E  
5.71'

S26°33'50"E  
5.51'

S89°43'08"E  
243.90'

L=58.45 R=70.00  
D=4°7'50"42"

N77°13'25"E  
125.13'

L=214.74 R=1000.00  
D=12°18'13"

ALLEY

NOTE: THIS PLAT IS SOLELY AN  
AID IN LOCATING THE PARCEL(S)  
DESCRIBED IN EXHIBIT "A". IT IS  
NOT A PART OF THE WRITTEN  
LEGAL DESCRIPTION.

