

RECORDING REQUESTED BY:

San Bernardino County
385 North Arrowhead Avenue, Third Floor
San Bernardino, CA 92415-0180

And WHEN RECORDED MAIL TAX

DOCUMENT STATEMENT TO:

San Bernardino County
385 North Arrowhead Avenue, Third Floor
San Bernardino, CA 92415-0180

A.P.N. 0167-041-01 (ptn)

**IRREVOCABLE OFFER
OF DEDICATION -
TRAIL EASEMENT**

Dept. Code : 11500 (Regional
Parks)

The undersigned grantor(s) declare(s):

DOCUMENTARY TRANSFER TAX: \$0.00, and 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 Redlands

Record without fee subject to Govt. Code 6103 & 27383. Recordation required to complete chain of title

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **TRI POINTE HOMES IE-SD, INC.** ("**Grantor**") hereby grants to **SAN BERNARDINO COUNTY**, a body corporate and politic of the State of California and its successors and assigns ("**Grantee**"), an irrevocable offer to dedicate a perpetual non-exclusive easement and right-of-way for public trail purposes for access and use by pedestrians, bicycles, and other non-motorized means in, on, over, under, upon, along, through and across a certain portion of **Grantor's** real property ("**Easement Area**"), as said area is more specifically described in Exhibit "A" Trail Easement Legal Description and shown in Exhibit "B" Trail Easement Plat, each of which is attached hereto and by this reference incorporated herein. Grantor shall not use nor permit any uses within the Easement Area that interferes with the rights granted in this dedication.

Grantor agrees, at its sole cost and expense, to construct on the Easement Area a minimum twelve foot (12') wide, two-lane asphalt trail with a minimum of two foot (2') wide shoulders on each side of said trail for public use by pedestrians, bicycles, and non-motorized transportation modes in compliance with standards required by the California Department of Transportation and any other authorities for such trail.

It is understood and agreed that Grantee shall incur no liability with respect to such offer of dedication and shall not assume any responsibility for the Easement Area nor any improvements thereon or therein until such offer has been duly accepted by Grantee. If this dedication is duly accepted by Grantee, Grantee and its employees, agents, and contractors shall, from and after such acceptance date, have the right to access, construct, maintain, repair, operate, replace, remove, renew, relocate, improve, enlarge, and inspect the trail and any appurtenances thereto within the Easement Area.

The provisions hereof inure to the benefit of and be binding upon heirs, successors, assigns, and personal representatives of the respective parties hereto.

Mail Tax Statement As Directed Above

IN WITNESS WHEREOF, Grantor has executed this instrument on the date and year set forth below.

GRANTOR: TRI POINTE HOMES IE-SD, INC.

By: _____

Name: _____

Title: _____

Date: _____

ALL CAPACITY 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 _____

COUNTY OF _____

On _____ before me, _____,
(Date) (Name and title of the officer)

personally appeared _____,
(Name of person signing)

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 of officer

(Seal)

EXHIBIT "A"
TRAIL EASEMENT
LEGAL DESCRIPTION

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, SHOWN AS NOT A PART ON TRACT NO. 18988, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, FILED IN MAP BOOK 346, PAGES 19 THROUGH 28, INCLUSIVE, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF DOMESTIC AVENUE, HAVING A HALF WIDTH OF 30.00 FEET, AND TEXAS STREET, HAVING A HALF WIDTH OF 44.00 FEET AS SHOWN ON SAID TRACT NO. 18988, SAID POINT ALSO BEING ON THE WEST LINE OF SAID SECTION 15;

THENCE ALONG THE CENTERLINE OF SAID TEXAS STREET AND SAID WEST LINE OF SECTION 15 NORTH 0°29'35" WEST 1307.07 FEET TO THE NORTH 1/16TH CORNER OF SAID SECTION 15;

THENCE CONTINUING ALONG SAID WEST LINE OF SECTION 15 NORTH 0°30'23" WEST 166.39 FEET;

THENCE PERPENDICULAR TO SAID WEST LINE OF SECTION 15 NORTH 89°29'37" EAST 70.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 52.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID NON-TANGENT CURVE BEARS SOUTH 87°18'43" EAST, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 17°47'20", AN ARC LENGTH OF 16.14 FEET;

THENCE NORTH 89°30'25" EAST 101.49 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 108.00 FEET;

THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 39°43'22", AN ARC LENGTH OF 74.88 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 72.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID REVERSE CURVE BEARS SOUTH 39°13'47" WEST;

THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 81°39'38", AN ARC LENGTH OF 102.62 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 48.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID NON-TANGENT CURVE BEARS NORTH 42°25'51" WEST;

THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 108°26'04" AN ARC LENGTH OF 90.84 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 188.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID COMPOUND CURVE BEARS NORTH 66°00'13" EAST;

THENCE SOUTHEASTERLY ALONG SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 22°07'36", AN ARC LENGTH OF 72.60 FEET;

THENCE SOUTH 1°52'12" EAST 77.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 112.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 33°47'55", AN ARC LENGTH OF 66.07 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 58.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID REVERSE CURVE BEARS NORTH 54°19'53" EAST;

THENCE SOUTHEASTERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 34°48'04", AN ARC LENGTH OF 35.23 FEET;

THENCE SOUTH 0°52'02" EAST 32.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 258.00 FEET;

THENCE SOUTHERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 12°20'49", AN ARC LENGTH OF 55.60 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 62.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID REVERSE CURVE BEARS NORTH 78°31'13" WEST;

THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 71°49'56", AN ARC LENGTH OF 77.73 FEET TO A POINT ON THE WEST LINE OF LOT B OF SAID TRACT NO. 18988;

THENCE ALONG SAID WEST LINE OF LOT B SOUTH 1°22'03" WEST 17.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 78.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID NON-TANGENT CURVE BEARS SOUTH 23°29'26" WEST;

THENCE LEAVING SAID WEST LINE OF LOT B, NORTHWESTERLY AND NORTHEASTERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 77°59'21", AN ARC LENGTH OF 106.17 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 242.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID REVERSE CURVE BEARS SOUTH 78°31'13" EAST;

THENCE NORTHERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 12°20'49", AN ARC LENGTH OF 52.15 FEET;

THENCE NORTH 0°52'02" WEST 32.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 42.00 FEET;

THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 34°48'04", AN ARC LENGTH OF 25.51 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 128.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID REVERSE CURVE BEARS SOUTH 54°19'53" WEST;

THENCE NORTHWESTERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 33°47'55", AN ARC LENGTH OF 75.51 FEET;

THENCE NORTH 1°52'12" WEST 77.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 172.00 FEET;

THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTAL ANGLE OF 22°07'36", AN ARC LENGTH OF 66.42 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 32.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID COMPOUND CURVE BEARS NORTH 66°00'13" EAST;

THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 108°26'04", AN ARC LENGTH OF 60.56 FEET TO THE BEGINNING OF A

REVERSE CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 88.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID REVERSE CURVE BEARS SOUTH 42°25'51" EAST;

THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 81°39'38", AN ARC LENGTH OF 125.42 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 92.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID REVERSE CURVE BEARS NORTH 39°13'47" EAST;

THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 39°43'22", AN ARC LENGTH OF 63.78 FEET;

THENCE SOUTH 89°30'25" WEST 99.89 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID TRAIL EASEMENT CONTAINS 12,564 SQUARE FEET, OR 0.29 ACRES, MORE OR LESS.

SUBJECT TO ALL CONDITIONS, RESERVATIONS, EASEMENTS AND RIGHTS OF RECORDS, IF ANY.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER THE SUPERVISION OF:



DARYL J. CHRISTIAN, PLS 8554

1-15-25

DATE

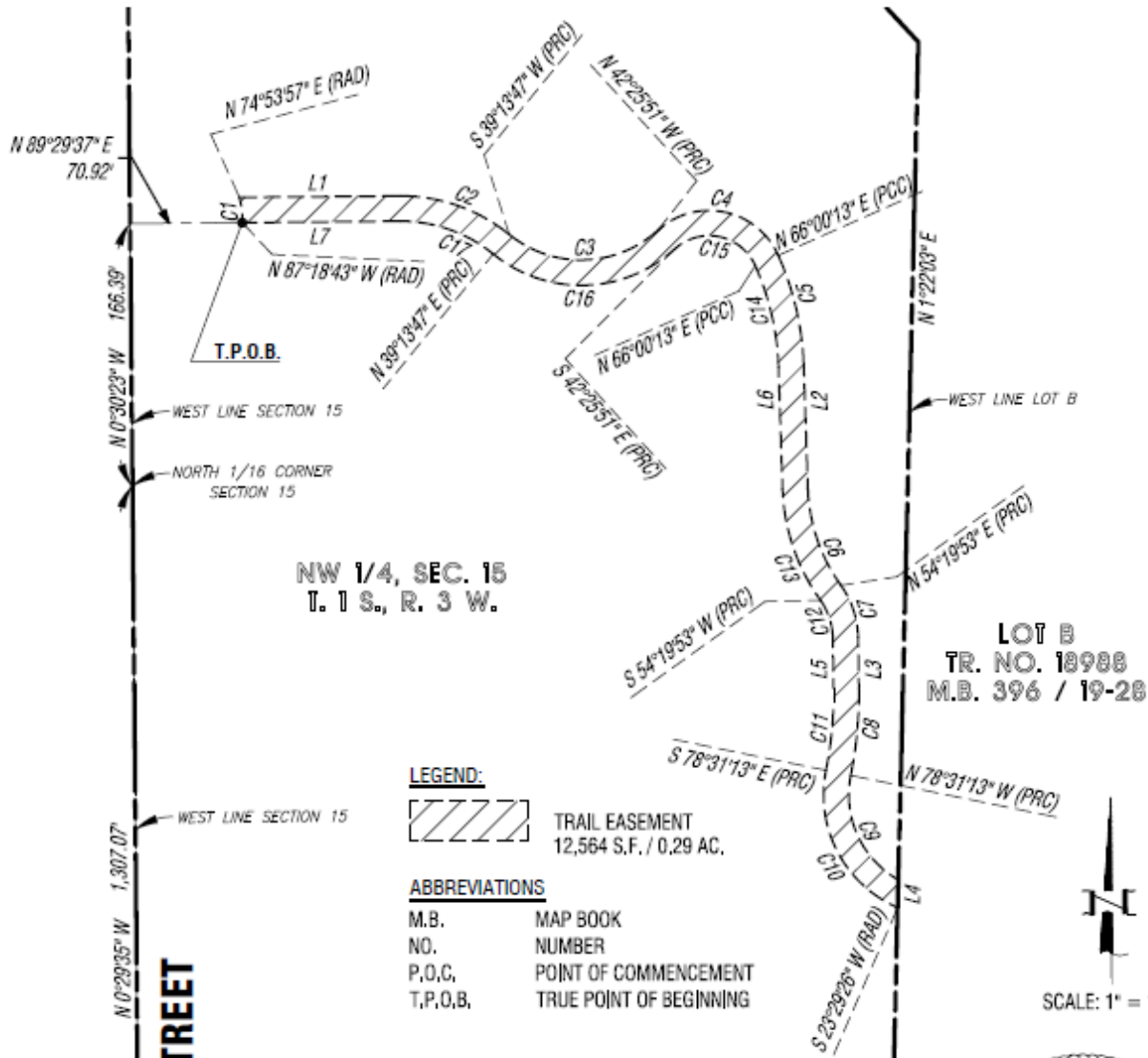


EXHIBIT "B"

TRAIL EASEMENT BOUNDARY PLAT

SHEET 1 OF 2

RS 15-177
R.S.B. 157 / 54-55



LEGEND:



TRAIL EASEMENT
12,564 S.F. / 0.29 AC.

ABBREVIATIONS

M.B. MAP BOOK
NO. NUMBER
P.O.C. POINT OF COMMENCEMENT
T.P.O.B. TRUE POINT OF BEGINNING

SURVEYOR'S CERTIFICATE

PREPARED UNDER THE SUPERVISION OF:

Daryl J. Christian

1-15-25

DARYL J. CHRISTIAN DATE
LICENSED LAND SURVEYOR NO. 8554



SCALE: 1" = 100'

P.O.C.

TR. NO. 18988
M.B. 396 / 19-28

TEXAS STREET

DOMESTIC AVENUE

MDS
CONSULTING

5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA 92606
(949) 251-8821
WWW.MDSCONSULTING.NET

PLANNERS ENGINEERS SURVEYORS

EXHIBIT "B"

TRAIL EASEMENT BOUNDARY PLAT

SHEET 2 OF 2

LINE TABLE			CURVE TABLE			
LINE #	BEARING	DISTANCE	CURVE #	DELTA	RADIUS	LENGTH
L1	N 89°30'25" E	101.49'	C1	17°47'20"	52.00'	16.14'
L2	S 1°52'12" E	77.21'	C2	39°43'22"	108.00'	74.88'
L3	S 0°52'02" E	32.20'	C3	81°39'38"	72.00'	102.62'
L4	S 1°22'03" W	17.66'	C4	108°26'04"	48.00'	90.84'
L5	N 0°52'02" W	32.20'	C5	22°07'36"	188.00'	72.60'
L6	N 1°52'12" W	77.21'	C6	33°47'55"	112.00'	66.07'
L7	S 89°30'25" W	99.89'	C7	34°48'04"	58.00'	35.23'
			C8	12°20'49"	258.00'	55.60'
			C9	71°49'56"	62.00'	77.73'
			C10	77°59'21"	78.00'	106.17'
			C11	12°20'49"	242.00'	52.15'
			C12	34°48'04"	42.00'	25.51'
			C13	33°47'55"	128.00'	75.51'
			C14	22°07'36"	172.00'	66.42'
			C15	108°26'04"	32.00'	60.56'
			C16	81°39'38"	88.00'	125.42'
			C17	39°43'22"	92.00'	63.78'



SAN BERNARDINO COUNTY

APN: 0167-041-01-0000 (ptn)

This is to certify that the interest in the real property conveyed by this instrument from TRI POINTE HOMES IE-SD, INC. to SAN BERNARDINO COUNTY, a body corporate and politic of the State of California, is hereby rejected by the undersigned officer/agent on behalf of the Board of Supervisors pursuant to authority conferred by the Board of Supervisors on August 19, 2025, but shall remain open and subject to future acceptance by the County. Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

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