

RECORDING REQUESTED BY AND WHEN

RECORDED MAIL TO:

CITY CLERKS OFFICE
CITY OF HESPERIA
9700 SEVENTH AVE.
HESPERIA CA 92345

RECORDER:

Exempt recording fees per Govt. Code 6103

CITY OF HESPERIA
0405-383-11 (por)

GRANT OF EASEMENT DEED

DOCUMENT TRANSFER TAX \$ 0.00

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged **SAN BERNARDINO COUNTY SERVICE AREA 70- J** ("Grantor") hereby grants to **CITY OF HESPERIA**, a body corporate and politic of the State of California, ("Grantee"), a perpetual, nonexclusive easement solely for ROADWAY PURPOSES over, under and across that certain portion of real property in the County of San Bernardino, State of California, as said portion is described in **Exhibit "A"** and depicted on **Exhibit "B"** attached hereto (such rights being described hereafter as the "Easement" and the area affected thereby, the "Easement Area"), and for no other purposes, subject to the terms and conditions herein.

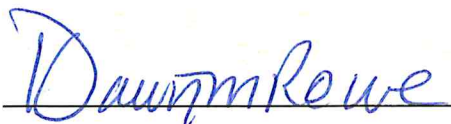
Grantor reserves the right: (a) to use and improve the Easement Area for its own purposes, including but not limited to, surveying, constructing, reconstructing, laying, relaying, maintaining, operating, controlling, using and removing any Grantor pipeline(s), fixtures, and appurtenances, and to removing any objects interfering with Grantor's reserved rights herein; and (b) to access the Easement Area for the purpose of exercising the rights reserved herein and to access Grantor's property on which the Easement is situated. The exercise of Grantor's rights shall be without any compensation to Grantee, whether for use, damages, claims, or otherwise.

Grantee shall, at its sole cost and expense, construct, operate and maintain the roadway on the Easement Area in good order, condition, and repair and in compliance with all laws, provided that Grantee's use shall not to interfere or damage any of Grantor's pipeline(s), fixtures, and appurtenances within the Easement Area whether existing now or in the future nor interfere with Grantor's reserved rights herein. Prior to performing any construction on the Easement Area, Grantee shall submit its plans and specifications to Grantor for Grantor's prior written approval.

The Easement is granted subject to all existing permits, agreements, licenses, leases, easements, reservations, restrictions, terms, conditions, covenants, encumbrances, liens and claims of title which may affect the Easement Area. The use of the word "grant" herein shall not imply any warranty on the part of the Grantor with respect to the Easement Area.

SAN BERNARDINO COUNTY SERVICE AREA 70- J

By:



Dawn Rowe, Chair
Board of Supervisors

Date:

JUN 13 2023

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 San Bernardino }

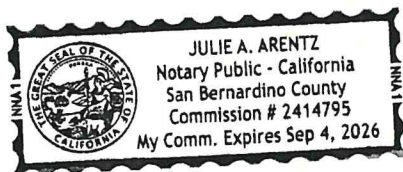
On 6/13/2023 before me, Julie A. Arentz, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Dawn M. Rowe
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

Signature Julie Arentz
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant of Easement Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

EXHIBIT "A"
LEGAL DESCRIPTION
OFFER OF DEDICATION – APN 0405-383-11



06/10/2022 9:38:09 AM

IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA,
BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 36, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN THAT
FINAL ORDER OF CONDEMNATION, CASE NO. VCV 9055, RECORDED MARCH 18, 1988 AS
INSTRUMENT NO. 88-101573, OFFICIAL RECORDS OF SAID COUNTY, ALSO BEING A POINT
ON THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
OF SAID SECTION 36;

THENCE, ALONG THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SAID SECTION 36 AND THE NORTHERLY LINE OF SAID FINAL
ORDER OF CONDEMNATION, NORTH 89°30'57" EAST, A DISTANCE OF 40.01 FEET TO A
LINE THAT IS PARALLEL WITH AND 40.00 EASTERLY, AS MEASURED AT RIGHT ANGLES,
FROM THE WESTERLY LINE OF SAID FINAL ORDER OF CONDEMNATION;

THENCE, ALONG SAID PARALLEL LINE, SOUTH 01°29'02" EAST, A DISTANCE OF 568.14
FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A
RADIUS OF 80.00 FEET;

THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°00'28",
AN ARC DISTANCE OF 34.92 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE
NORTHWESTERLY AND HAVING A RADIUS 80.00 FEET, A RADIAL LINE TO SAID POINT
BEARS NORTH 63°30'29" EAST;

THENCE, SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE, THROUGH A
CENTRAL ANGLE OF 96°47'52", AN ARC DISTANCE OF 135.16 FEET, TO THE WESTERLY
LINE OF SAID FINAL ORDER OF CONDEMNATION;

THENCE, ALONG THE WESTERLY LINE OF SAID FINAL ORDER OF CONDEMNATION,
NORTH 01°29'02" WEST, A DISTANCE OF 712.47 FEET TO THE **POINT OF BEGINNING**.


CONTAINING 29,012 SQUARE FEET OR 0.666 ACRES, MORE OR LESS.

ALSO AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A
PART HEREOF.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS
AND RIGHTS-OF-WAY OF RECORD, IF ANY.

PREPARED BY: PROACTIVE ENGINEERING CONSULTANTS
UNDER THE DIRECTION OF:




CHARLES J. MOORE, L.S. 9106
JUNE 27, 2018

☪ RODEO ROAD

NORTH LINE, SE 1/4,
SE 1/4, SECTION 36

POB

N89°30'57"E
202.00'

40.01'

GRANT DEED TO MONO POWER CO.
BK. 7634,
MARCH 26, 1971
PG. 166 O.R.

SE 1/4, SE 1/4, SECTION 36
T. 4 N., R. 5 W., S.B.B. & M.

C.S.A. 70-J, A.D. 84-3
FINAL ORDER IN CONDEMNATION
REC. MARCH 18, 1988
INST. NO. 88-101573 O.R.

A.P.N. 0405-383-11

712.47'
568.14'

40'

40'

N01°29'02"W

N01°29'02"W

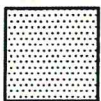
Δ= 25°00'28"
R= 80.00'
L= 34.92'

N63°30'29"E (PRC)

Δ= 96°47'52"
R= 80.00'
L= 135.16'

☪ WELLS FARGO

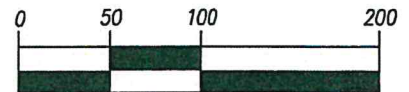
N19°41'38"W (R)



AREA OF IRREVOCABLE
OFFER OF DEDICATION
AREA: 29,012 S.F. / 0.666 ACRES



SCALE: 1" = 100'



OK TO RECORD.
06/10/2022 9:38:19 AM



PROACTIVE
ENGINEERING CONSULTANTS
200 S. MAIN ST. STE 300 • CORONA CA • 92882

EXHIBIT "B"
APN 0405-383-11
OFFER OF DEDICATION

DATE: 6/27/18

J.N. 10.012.000

SHEET 1 OF 1

TRACT 17980

3546.5

3547.4

40' EASEMENT

3546.5

6.1'

EXIST. WELLS

EXIST. CHAIN LINK FENCE

C.S.A. 70-J, A.D. 82
FINAL ORDER IN CONDEMNATION
REC. MARCH 18, 1984
INST. NO. 88-101573

A P N 0405-383-1



SCALE: 1" = 30'

TRACT No. 17980