

Recording Requested By:

City of Ontario
Attn: Engineering
303 E. B Street
Ontario, CA 91764

**WHEN RECORDED MAIL
DOCUMENT TO:**

City of Ontario
Attn: Engineering

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

Project: Cucamonga Creek
System No.: 1.301
Parcel No.: 590 a & b
Dept. Code: 11600

**EASEMENT DEED
(Public Road & Utility)**

D.P. No.: 1.300/260
APN: 0218-271-15 & 0218-311-09
Date: March 5, 2020

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 _____

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT**, a body corporate and politic, hereby grants to the **CITY OF ONTARIO**, a municipal corporation, a permanent easement and right of way for public road and public utility purposes in, on, over, under, and across the following described parcel of land:

See **Exhibit "A"**, legal description, and **Exhibit "B"** plat, attached hereto and made a part hereof. This Easement Deed is subject to the Terms and Conditions as set forth in **Exhibit "C"**, Terms and Conditions, attached hereto and made a part hereof.

Together with the easement herein granted, the City of Ontario, its agents and assigns, shall have the right to enter upon and to pass and repass over and along the District's access roads on land within and adjoining the herein described easement area, whenever necessary, to maintain the public road and or utility improvements and appurtenances thereto constructed in conjunction with the Merrill Avenue Project, under permit number P-12018035, on file in the office of the San Bernardino County Flood Control District.

**SAN BERNARDINO COUNTY
FLOOD CONTROL DISTRICT**

By: _____
Name: Curt Hagman
Title: Chair, Board of Supervisors
Date: _____

EXHIBIT 'A'
LEGAL DESCRIPTION
APN 0218-271-15 & 0218-311-09

The land referred to herein below is situated in the City of Ontario, County of San Bernardino, State of California, and is described as follows:

That portion of the Northwest 1/4, of the Southeast 1/4 along with the Southwest 1/4 of the Northeast 1/4 of Section 22, Township 2 South, Range 7 West, San Bernardino Meridian, in the County of San Bernardino, State of California, according to Government Township Plat thereof, described as follows:

COMMENCING at the Northwest corner of Government Lot 3 of said Section 22;

Thence South 89°46'36" East, 2046.69 feet along the northerly line of said Government Lot 3 and the centerline of Merrill Avenue, to the Westerly line of "Parcel C" as described in Grant Deed to San Bernardino County Flood Control District, recorded September 9, 1977, in Book 9259 at Pages 335 to 337 of Official Records of said County, also being the **TRUE POINT OF BEGINNING**;

Thence leaving the centerline, North 34°50'28" East, 65.62 feet along said westerly line to a line being 54.00 feet distant northerly and parallel with the centerline of said Merrill Avenue;

Thence along said parallel line, South 89°46'36" East, 348.12 feet to the easterly line of said "Parcel B" of said Grant Deed in Book 9259 at Pages 335 to 337 of Official Records of said County;

Thence along said easterly line, South 39°25'35" East, 70.13 feet to the centerline of said Merrill Avenue;

Thence South 89°46'36" East, along said centerline, 65.25 feet to the easterly line of "Parcel B" as described in Grant Deed to San Bernardino County Flood Control District, recorded September 27, 1977, in Book 9271 at Pages 394 to 396 of Official Records of said County;

Thence leaving said centerline, South 00°13'24" West 35.00 feet, along the said easterly line of "Parcel B";

Thence continuing along said easterly line, South 87°16'34" West, 94.97 feet;

Thence South 36°56'16" West, 17.61 feet to a line being 54.00 feet distant southerly and parallel with the centerline of said Merrill Avenue;

Thence along said parallel line, North 89°46'36" West, 312.25 feet to the westerly line of "Parcel B" as described in Grant Deed to San Bernardino County Flood Control District, recorded September 27, 1977, in Book 9271 at Pages 539 to 541 of Official Records of said County;

Thence along said westerly line, North 22°34'01" West, 9.95 feet;

Thence along said westerly line, North 55°16'51" West, 79.15 feet to said centerline of Merrill Avenue;

Thence along said centerline, North 89°46'36" West, 8.69 feet to the **TRUE POINT OF BEGINNING**.

EXCEPTING AND RESERVING THEREFROM said portion of land lying within a 50.00 foot Right-of-Way, being a strip of land 25.00 feet on each side of said centerline of Merrill Avenue to San Bernardino County, recorded February 20, 1908, in Book 404 of Deeds, Pages 397 and 398, Official Records of said County.

Containing 21,581 square feet (0.495 acres) of land, more or less.

Exhibit 'B' attached and made a part thereof.

Prepared by or under the direction of:

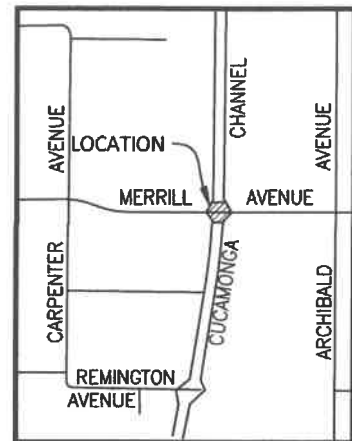
Mark A. Monroe April 6, 2020
Mark A. Monroe P.L.S. #8170 Date



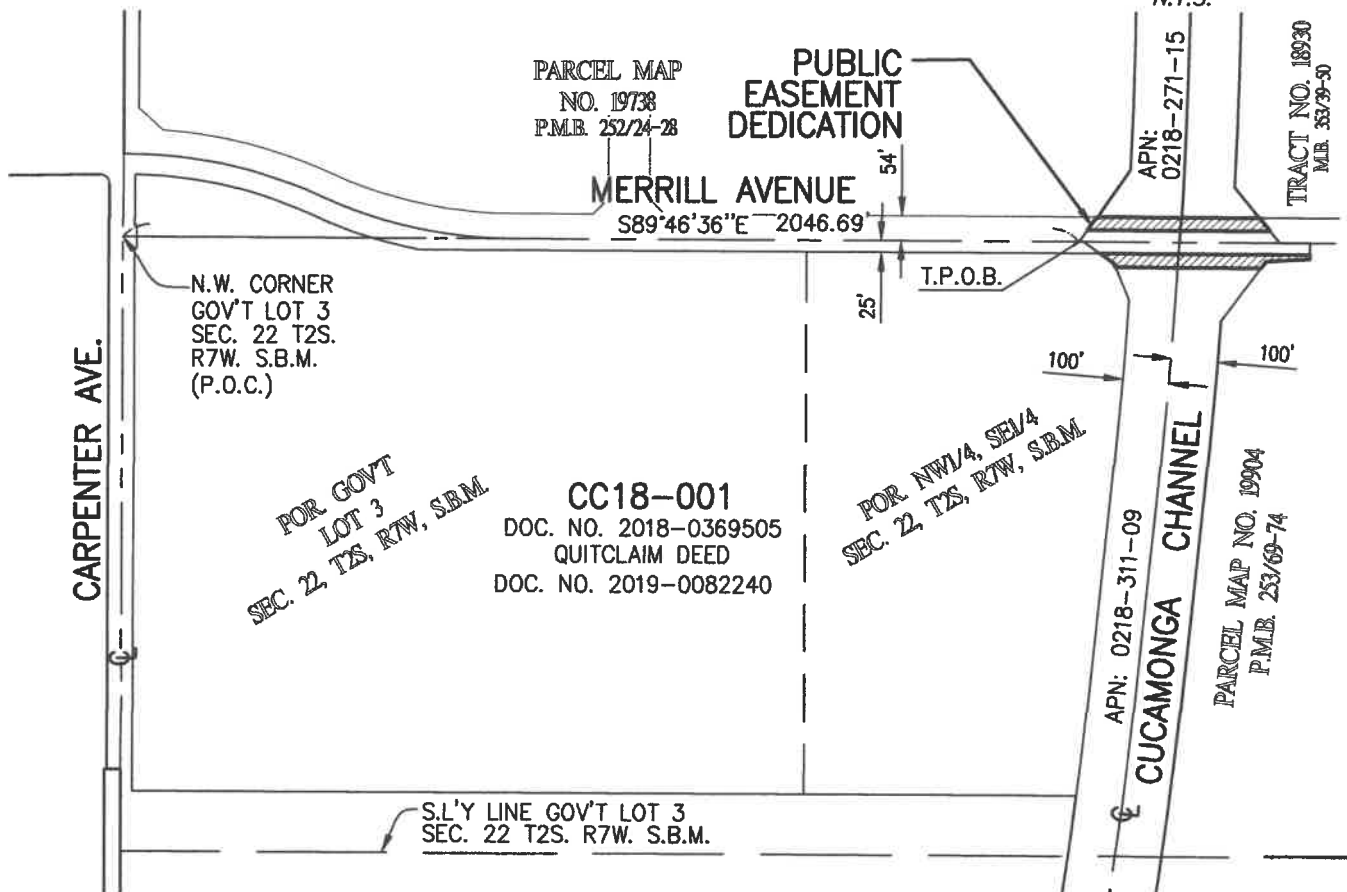
EXHIBIT 'B'

NOTE: BEARINGS AND DISTANCE SHOWN
HEREON ARE BASED ON A FIELD SURVEY
PERFORMED IN NOVEMBER, 2017.

THE CENTERLINE OF CARPENTER ST. BEING
S 00°01'47"W PER PARCEL MAP NO. 19633
P.M.B. 249/14-22 WAS TAKEN AS THE
BASIS OF BEARING FOR THIS PLAT.



VICINITY MAP
N.T.S.



LEGEND

P.O.C. POINT OF COMMENCEMENT

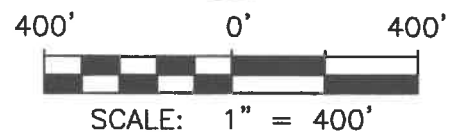
T.P.O.B. TRUE POINT OF BEGINNING

 EASEMENT RIGHT-OF-WAY DEDICATION TO THE
CITY OF ONTARIO FOR PUBLIC STREET AND
PUBLIC UTILITY PURPOSES

WestLAND
Group, Inc.

Land Surveyors • Civil Engineers • GIS

4150 CONCOURS ST., SUITE 100
ONTARIO, CA 91764
PHONE: (909) 989-9789
FAX: (909) 989-9660



PLAT TO ACCOMPANY LEGAL DESCRIPTION

DRAWN BY SC

DATE 04-06-20

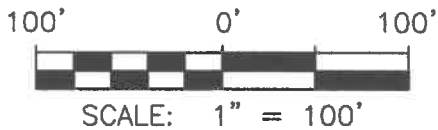
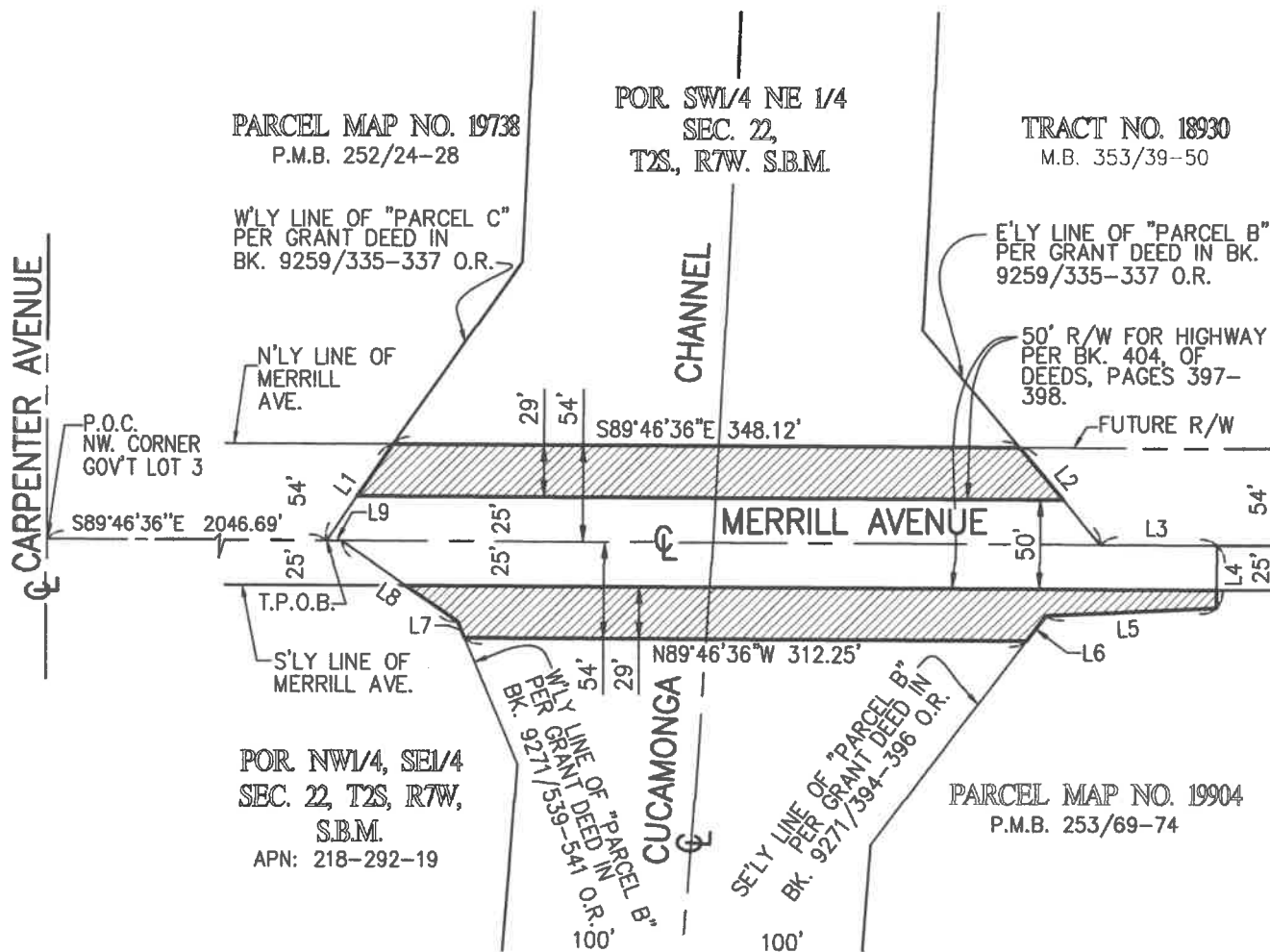
APPROVED BY M2

M-1046

PROJECT No. 2017-258

SHEET 1 OF 2

EXHIBIT 'B'



LEGEND

P.O.C. POINT OF COMMENCEMENT
T.P.O.B. TRUE POINT OF BEGINNING
 EASEMENT RIGHT-OF-WAY DEDICATION TO THE
CITY OF ONTARIO FOR PUBLIC STREET AND
PUBLIC UTILITY PURPOSES

EASEMENT AREA: 21,581 SQ.FT. (0.495 ACRES), MORE OR LESS.

WestLAND
Group, Inc.

Land Surveyors • Civil Engineers • GIS

4150 CONCOURS ST., SUITE 100
ONTARIO, CA 91764
PHONE: (909) 989-9789
FAX: (909) 989-9660

Line Table		
Line #	Direction	Length
L1	N34° 50' 28"E	65.62'
L2	S39° 25' 35"E	70.13'
L3	S89° 46' 36"E	65.25'
L4	S00° 13' 24"W	35.00'
L5	S87° 16' 34"W	94.97'
L6	S36° 56' 16"W	17.61'
L7	N22° 34' 01"W	9.95'
L8	N55° 16' 51"W	79.15'
L9	N89° 46' 36"W	8.69'

PLAT TO ACCOMPANY LEGAL DESCRIPTION

DRAWN BY SC

DATE 04-06-20

APPROVED BY M2

M-1046

PROJECT No. 2017-258

SHEET 2 OF 2

EXHIBIT "C" TERMS AND CONDITIONS

It is understood by the San Bernardino County Flood Control District (DISTRICT) and the City of Ontario (CITY) that this easement is granted subject to the following terms and conditions:

1. This easement is subject to all prior rights existing in and to the property described in the hereinabove Exhibit "A" legal description.
2. Prior to commencing any work on the parcel of land described in Exhibit "A", CITY shall submit all plans for installation, construction, or reconstruction of bridge improvements and appurtenances thereto to DISTRICT for DISTRICT's review and approval. CITY shall not commence any such work unless and until a permit is obtained from DISTRICT for the planned construction or reconstruction of CITY'S improvements and appurtenances thereto.
3. CITY shall at all times, and at its sole cost and expense, maintain all current and future road and bridge improvements including, but not limited to, keeping the area free of weeds, trash, graffiti, unauthorized encroachments and trespassers, within the public road right-of-way and below the Merrill Avenue Bridge that lies below the deck of the road.

By signing below, Grantee consents to and agrees to fully comply with all terms and conditions set forth in Exhibit "C" to this Easement Deed.

GRANTEE: CITY OF ONTARIO

By:  _____

Name: Kholi Do

Title: CITY ENGINEER

Date: 4-9-20

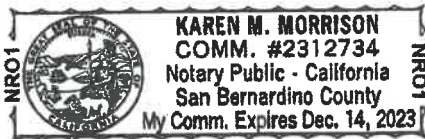
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

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 April 9, 2020 before me, Karen M. Morrison, Notary Public
Date Here Insert Name and Title of the Officerpersonally appeared Khoi Do
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.

Signature Karen M. Morrison
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: _____ 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: _____