

Recording Requested By:

Greenspot Corridor LLC
Sunland Communities
10575 Oakdale Dr
Rancho Cucamonga, CA91730

**When Recorded Mail Document
and Tax Statement To:**

Same as above

Project: Seven Oaks Dam
System No.: 3-104
Parcel No.: 87
Dept. Code: 11600

**QUITCLAIM DEED
(FLOOD CONTROL
ROAD EASEMENT)**

D.P. No.:
APN: 0297-021-27 & 28 (ptn)
Date: June 23, 2020

The undersigned grantor(s) declare(s):

DOCUMENTARY TRANSFER TAX \$

- ☐ 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 Highland

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the
SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic,

Do(es) hereby **REMISE, RELEASE and QUITCLAIM** to **Greenspot Corridor, a limited liability Company**,

A portion of those easement rights acquired by that Second Amended Final Order of Condemnation recorded November 17, 1998 as Instrument Number 19980491815, Official Records of San Bernardino County, in and to the following described real property in the City of Highland, County of San Bernardino, State of California, described as follows:

see Exhibit "A", legal description and Exhibit "B" plats, attached hereto and made a part hereof.

Grantor retains a right of termination pursuant to Civil Code Section 885.010 et seq. that may be exercised in the event the infrastructure improvements shown on Tentative Tract Map No. 18893 are not constructed and available for access and use by the Grantor within two (2) years of the date of the recording of this Quitclaim Deed.

Date: _____

CURT HAGMAN,
BOARD CHAIRMAN

Exhibit "A"

page 1 of 2

Legal Description

THOSE PORTIONS OF THOSE PARTS OF THE EAST HALF OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, SAID PARTS DESCRIBED AS PARCEL 701 IN THAT SECOND AMENDED FINAL ORDER OF CONDEMNATION RECORDED NOVEMBER 17, 1998, AS INSTRUMENT NUMBER 19980491815, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, SAID PORTIONS BEING ALL OF SAID PARTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A: ALL OF THAT ROAD EASEMENT DESCRIBED AS **STRIP A** OF SAID PARCEL 701 IN THAT SECOND AMENDED FINAL ORDER OF CONDEMNATION RECORDED NOVEMBER 17, 1998 AS INSTRUMENT NUMBER 19980491815.
CONTAINING 0.83 ACRES (36,268 SQUARE FEET), MORE OR LESS.

PARCEL B: THAT PORTION OF THAT ROAD EASEMENT DESCRIBED AS **STRIP B**, BEING 225.00 WIDE, OF SAID PARCEL 701 IN SAID SECOND AMENDED FINAL ORDER OF CONDEMNATION RECORDED NOVEMBER 17, 1998 AS INSTRUMENT NUMBER 19980491815, SAID PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF ALDER CREEK ROAD, AS SAID ALDER CREEK ROAD IS DESCRIBED IN SAID STRIP B, PARCEL 701, IN THAT SAID SECOND AMENDED FINAL ORDER OF CONDEMNATION, WITH THE CENTERLINE OF STRIP A OF SAID PARCEL 701 IN SECOND AMENDED FINAL ORDER OF CONDEMNATION;

THENCE SOUTH 89°55'57" WEST, ALONG THE SOUTHERLY LINE SAID ALDER CREEK ROAD 50.00 FEET TO THE MOST SOUTHWEST CORNER OF SAID ALDER CREEK ROAD;

THENCE NORTH 00°04'03" WEST ALONG THE WESTERLY LINE OF SAID ALDER CREEK ROAD, 38.60 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID WESTERLY LINE, NORTH 00°04'03" WEST, 169.30 FEET, TO THE BEGINNING OF A TANGENT 199.99 FOOT RADIUS CURVE CONCAVE EASTERLY;

THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID WESTERLY LINE, 15.26 FEET THROUGH A CENTRAL ANGLE OF 04°22'18";

THENCE CONTINUING ALONG SAID WESTERLY LINE, NORTH 04°18'15" EAST, 4.35 FEET;

THENCE NORTH 41°40' 37" WEST, 15.75 FEET;

THENCE NORTH 25°57' 29" WEST, 27.13 FEET;

THENCE SOUTH 04°18' 15" WEST, 11.39 FEET TO A POINT ON THE WESTERLY LINE OF SAID 225.00 WIDE EASEMENT TO SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT;

THENCE CONTINUING ALONG LAST SAID WESTERLY LINE SOUTH 04°18'15" WEST, 27.34 FEET TO A POINT ON A TANGENT 224.99 FOOT RADIUS CURVE CONCAVE EASTERLY;

THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID WESTERLY LINE 17.17 FEET THROUGH A CENTRAL ANGLE OF 04°22'18";

THENCE ALONG SAID WESTERLY LINE SOUTH 00°04'03" EAST, 165.20 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT EASEMENT DESCRIBED AS STRIP A, (60.00 FEET WIDE) PARCEL 701, TO THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT BY SAID SECOND AMENDED FINAL ORDER OF CONDEMNATION;

THENCE ALONG SAID NORTHERLY LINE, SOUTH 80°44'59" EAST, 25.33 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.12ACRES (5.067 SQUARE FEET), MORE OR LESS.

7-Oaks Dam

PAR 87

APN 0297-021-18

Exhibit "A"

page 2 of 2

Legal Description

PARCEL C: THAT PORTION OF THAT ROAD EASEMENT DESCRIBED AS **STRIP B**, 225.00 WIDE, OF PARCEL 701 IN SAID SECOND AMENDED FINAL ORDER OF CONDEMNATION RECORDED NOVEMBER 17, 1998 AS INSTRUMENT NUMBER 19980491815, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF ALDER CREEK ROAD, AS SAID ALDER CREEK ROAD IS DESCRIBED IN SAID STRIP B, PARCEL 701, IN THAT SAID SECOND AMENDED FINAL ORDER OF CONDEMNATION, WITH THE CENTERLINE OF STRIP A OF SAID PARCEL 701 IN SECOND AMENDED FINAL ORDER OF CONDEMNATION;
THENCE ALONG SAID SOUTHERLY LINE OF SAID ALDER CREEK ROAD, NORTH 89°55'57" EAST, 50.00 FEET, TO THE SOUTHEAST CORNER OF SAID ALDER CREEK ROAD AND THE **POINT OF BEGINNING**;

THENCE ALONG THE EASTERLY LINE OF SAID ALDER CREEK ROAD. NORTH 00°04'03" WEST, 89.44 FEET;

THENCE SOUTH 40°06'49" EAST, 73.59 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 46.50 FEET;

THENCE SOUTHEASTERLY 7.71 FEET, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°53'11";

THENCE SOUTH 30°36'44" EAST, 5.93 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 43.50 FEET;

THENCE SOUTHEASTERLY 15.05 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°13'54";

THENCE SOUTH 50°25'44" EAST, 13.15 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 43.50 FEET;

THENCE SOUTHEASTERLY 3.16 FEET THROUGH A CENTRAL ANGLE OF 04°10'00" TO THE

SOUTHERLY LINE OF SAID 225.00 FOOT WIDE STRIP HEREINABOVE REFERRED TO AS STRIP B;
THENCE ALONG SAID SOUTHERLY LINE SOUTH 89°55'57" WEST, 77.16 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING 0.08 ACRES, (3,322 SQUARE FEET) MORE OR LESS.

TOTAL ACREAGE PARCELS A, B & C, IS 44,654 SQUARE FEET 1.03 ACRES.



7-Oaks Dam
PAR 87
APN 0297-021-18

EXHIBIT "B"

PAGE 1 OF 3

CERTIFICATE OF COMPLIANCE
NO. 009-001
REC. 2/19/2009
INST. 2009-0072913

SEE DETAIL "A"
HEREON

W/LY LINE OF AN ESMT. TO SBCFCD REC.
4/1/94 AS INST. 94-155905, O.R.

N09°15'01"E
(RAD)

$\Delta = 55°05'48"$
 $R = 380.00'$
 $L = 365.41'$

N09°15'01"E
(RAD)

N80°44'59"W
89.54'

AN ESMT. TO SBCFCD REC.
4/1/94 AS INST. 94-155905, O.R.

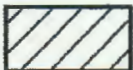
LINE DATA

LINE	BEARING	DISTANCE
L1	S80°44'59"E	33.95'
L2	N89°55'57"E	50.00'
L3	N05°57'16"E	15.07'
L4	S00°04'03"E	38.60'
L5	S09°15'01"W	30.00'

PORTION SECTION 6
T1S, R2W, SBB&M

APN: 0297-021-018

LEGEND:



INDICATES EASEMENT
BEING VACATED

CURVE DATA

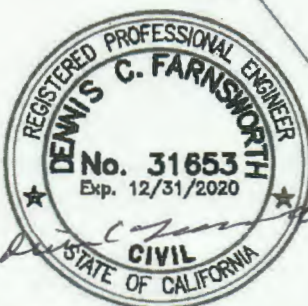
CURVE	DELTA ANGLE	RADIUS	LENGTH
C1	54°45'03"	100.00'	95.56'
C2	32°13'09"	40.00'	22.48'
C3	09°09'19"	100.00'	15.98'
C4	01°40'28"	160.00'	4.68'

S/LY LINE OF A LAND
DESCRIBED ON COC NO.
009-001, RECORDED
02/19/2009, INST. NO.
2009-0072913, O.R.

S45°50'47"E
(RAD)
N44°09'15"E
64.29'

PARCEL A

DETAIL "A"
NTS



SCALE: 1"=100'

LAND
DEVELOPMENT
DESIGN
COMPANY

2313 E. Philadelphia St., Ste. F
ONTARIO, CA 91761
(909) 930-1466
FAX (909) 930-1468

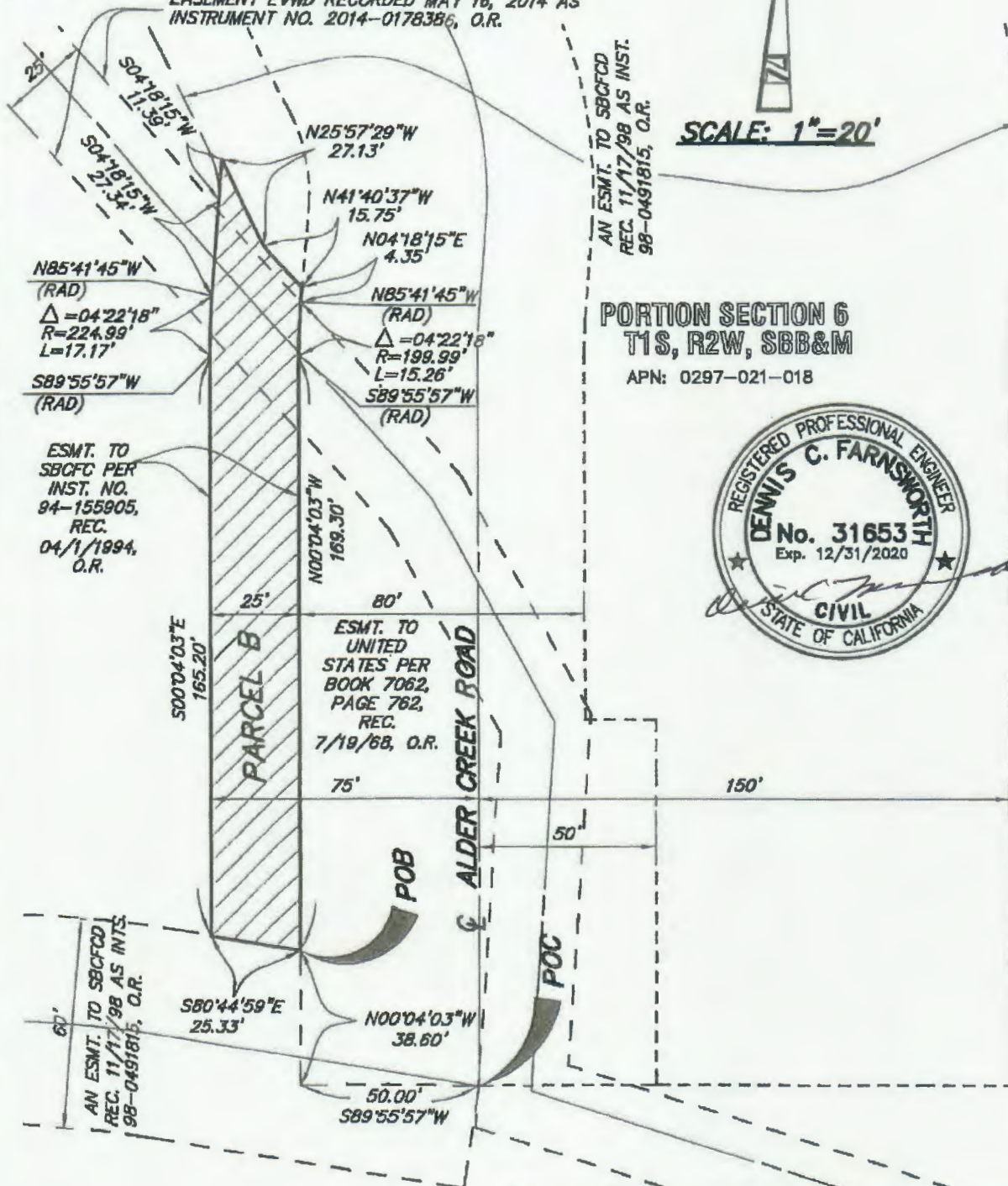
PLANNING • CIVIL • SURVEYING

DATE:	SCALE:	SHEET:	JOB NO.	EXHIBIT "B"
1/22/20	1"=100'	1 OF 3	5557	

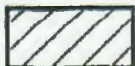
EXHIBIT "B"

PAGE 2 OF 3

EASEMENT EVMD RECORDED MAY 16, 2014 AS
INSTRUMENT NO. 2014-0178386, O.R.



LEGEND:



INDICATES EASEMENT
BEING VACATED

LAND
DEVELOPMENT
DESIGN
COMPANY

2313 E. Philadelphia St., Ste. F
ONTARIO, CA 91761
(909) 930-1466
FAX (909) 930-1468

PLANNING • CIVIL • SURVEYING

DATE: 1/22/20	SCALE: 1"=100'	SHEET: 2 OF 3	JOB NO. 5557	EXHIBIT "B"
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EXHIBIT "B"

PAGE 3 OF 3

CURVE DATA			
CURVE	DELTA ANGLE	RADIUS	LENGTH
C1	49°53'11"	46.50'	7.71'
C2	32°13'54"	43.50'	15.05'
C3	04°10'00"	43.50'	3.16'

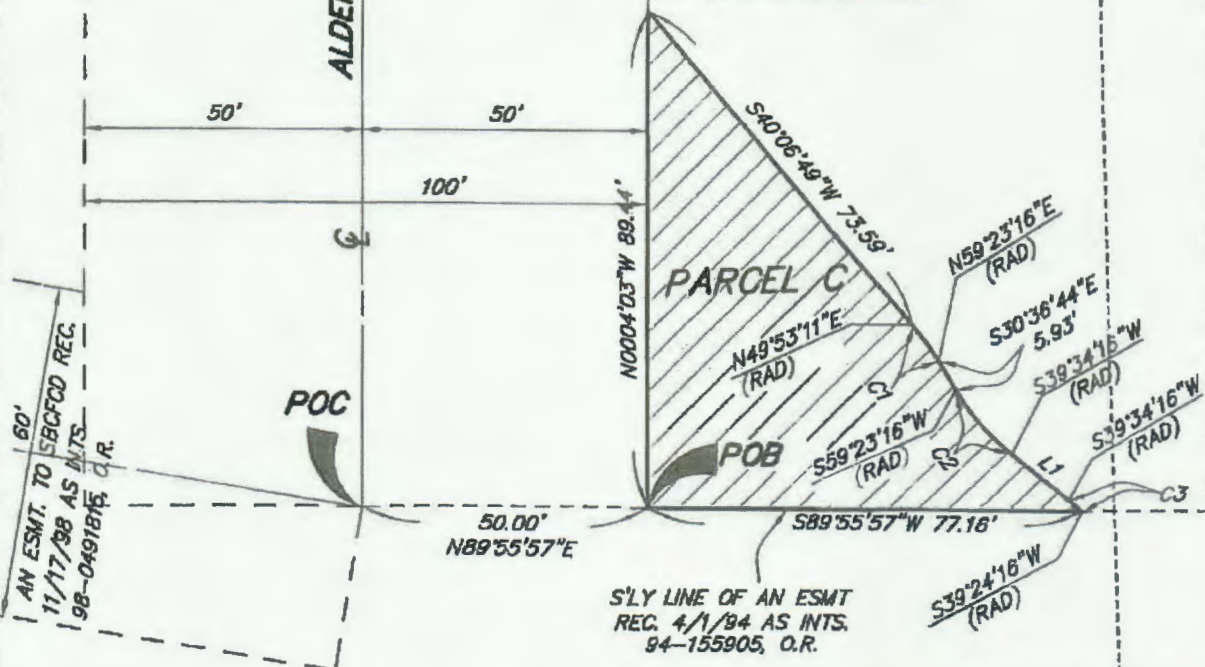
LINE DATA		
LINE	BEARING	DISTANCE
L1	S50°25'44"E	13.15'



SCALE: 1"=30'

225'
AN ESMT. TO SBCFCD
REC. 11/17/98 AS INTS.
98-0491815, O.R.

PORTION SECTION 6
T1S, R2W, SBB&M
APN: 0287-021-018



LEGEND:



INDICATES EASEMENT
BEING VACATED

LAND
DEVELOPMENT
DESIGN
COMPANY

2313 E. Philadelphia St., Ste. F
ONTARIO, CA 91761
(909) 930-1466
FAX (909) 930-1488

PLANNING • CIVIL • SURVEYING

DATE: 1/21/20	SCALE: 1"=30'	SHEET: 3 OF 3	JOB NO. 5557	EXHIBIT "B"
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