

Recording Requested By:

San Bernardino County
Flood Control District

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

San Bernardino County
Flood Control District
825 E. Third Street, Room 140
San Bernardino, CA 92415-0835

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

Project: Cucamonga Creek
System No.: 1.301
Parcel No.: 596
Dept. Code: 11600

GRANT DEED

D.P. No.: 1.300/266 a & b
APN: PTN. 0218-231-08
Date: January 26, 2022

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,
SC ONTARIO DEVELOPMENT COMPANY, LLC, a Delaware limited liability company

does hereby grant to the **SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT**, a body corporate and politic, the following described real property in the County of San Bernardino, State of California:

**See Exhibit "A", Legal Description, and Exhibit "B" Plat
attached hereto and made a part hereof**

**SC ONTARIO DEVELOPMENT COMPANY, LLC
a Delaware limited liability company**

**By: LEWIS MANAGEMENT CORPORATION
a Delaware corporation – Its Sole Manager**

By: _____

Name: _____

Its: _____ Authorized Agent

Date: _____

EXHIBIT 'A'

GRANT DEED IN FEE SIMPLE

LEGAL DESCRIPTION

APN: 0218-231-08

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 Southeast 1/4 of Section 15, Township 2 South, Range 7 West, San Bernardino Meridian, in said County and State, according to Government Township Plat thereof, described as follows:

COMMENCING at the northeast corner of Lot "G" of Parcel Map No. 19738, as per map recorded in Book 252 Pages 252 through 28, inclusive of Parcel Maps, in the office of the County Recorder of said County and State;

Thence North 00°00'08" East, 108.00 feet along the westerly line of the Cucamonga Channel (195 feet wide), per Grant Deed in favor of San Bernardino County Flood Control District, Recorded September 29, 1977 in Book 9273, Page 254 of Official Records in said County to a line that is 54.00 feet northerly of and parallel with the centerline of Eucalyptus Avenue, as shown on said map;

Thence North 89°58'58" West, 3.00 feet, along said parallel line to the **TRUE POINT OF BEGINNING**;

Thence continuing along said parallel line, North 89°58'58" West, 90.00 feet;

Thence North 30°45'11" East, 15.43 feet;

Thence North 46°59'19" East, 22.11 feet;

Thence North 63°21'16" East, 20.46 feet;

Thence North 77°55'08" East, 51.80 feet to said westerly line of the San Bernardino County Flood Control channel;

Thence South 00°00'08" West, 39.39 feet along the last described line;

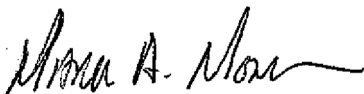
Thence North 89°59'52" West, 3.00 feet;

Thence South 00°01'02" West, 9.00 feet to the **TRUE POINT OF BEGINNING**.

Containing 3,140 square feet (0.072 acres) of land more or less.

Exhibit "B" attached and made a part thereof.

Prepared by or under the direction of:

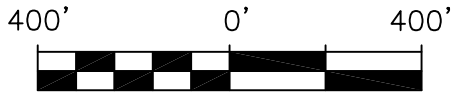


Mark A. Monroe P.L.S. #8170

June 8, 2021
Date

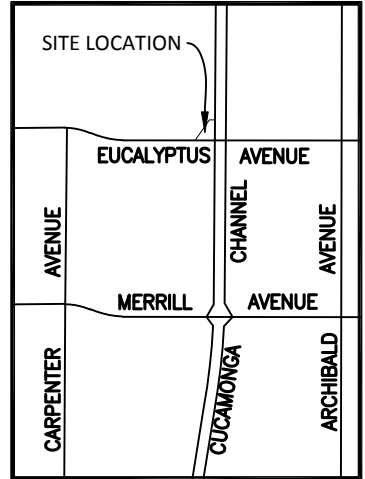


EXHIBIT "B"



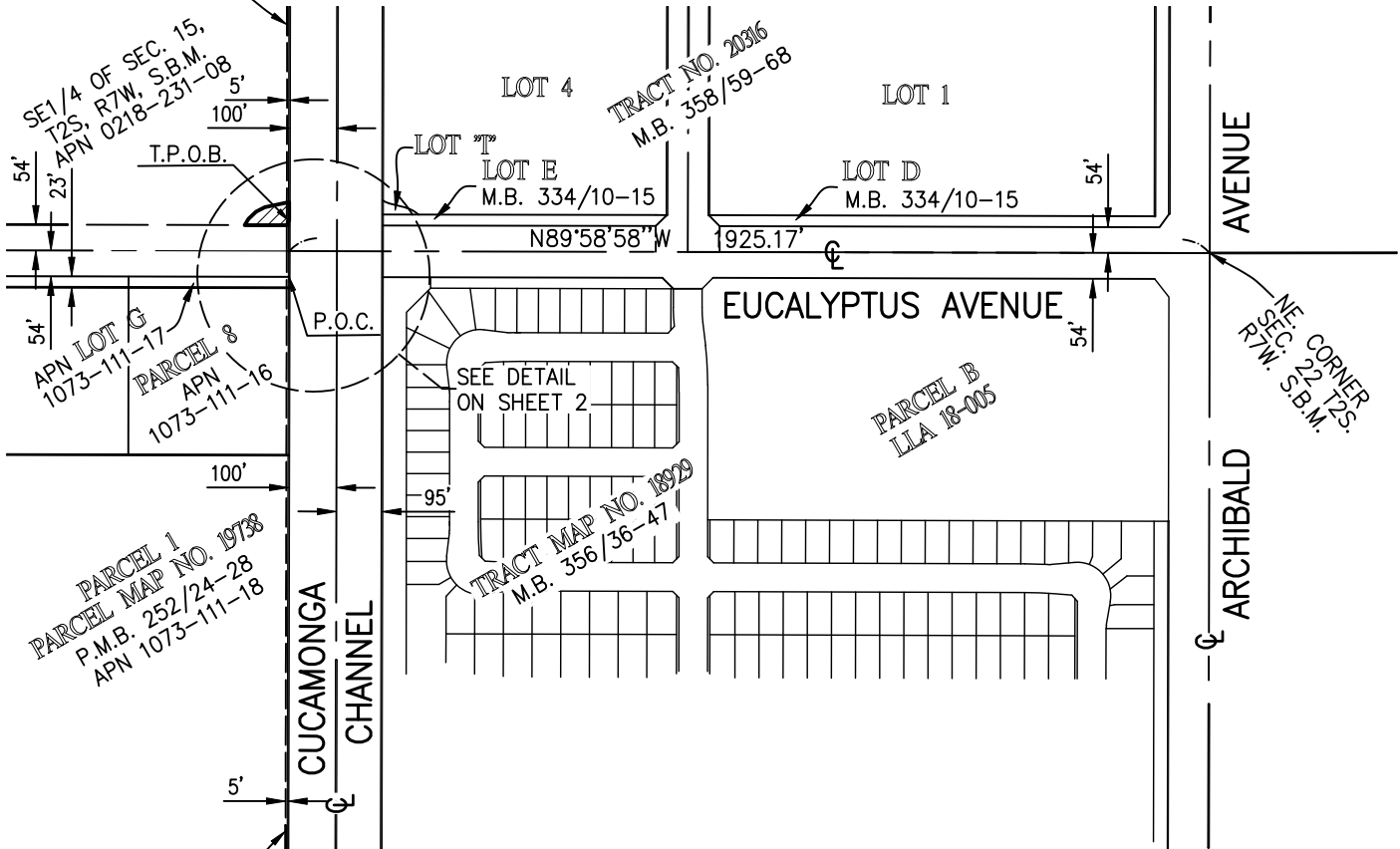
SCALE: 1" = 400'

THE CENTERLINE OF EUCALYPTUS AVE.
BEING N 89°58'58" W PER PARCEL MAP
NO. 19738 P.M.B. 252/24-28 WAS TAKEN
AS THE BASIS OF BEARING FOR THIS PLAT.



VICINITY MAP

APR 20, 1944
BK 1678 PG 154
FC ESMT



MAY 23, 1944
BK 1682 PG 216
FC ESMT

LEGEND

- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- GRANT DEED AREA TO THE COUNTY OF SAN BERNARDINO FLOOD CONTROL DISTRICT IN FEE SIMPLE FOR INGRESS AND EGRESS 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 M2

DATE 06-08-21

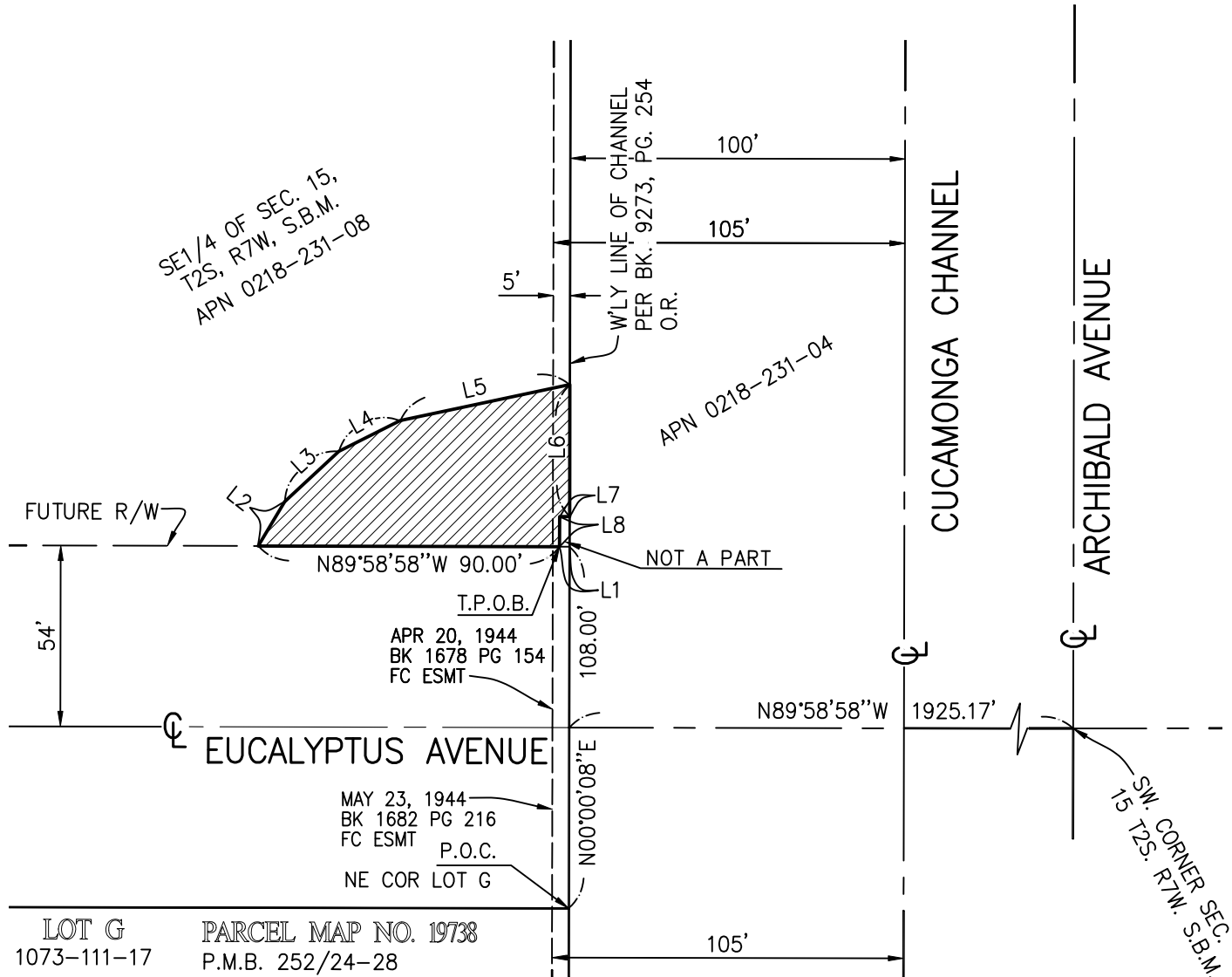
CHECKED BY K MARTIN

M-1038

PROJECT No. 2018-041

SHEET 1 OF 2

EXHIBIT "B"



SE 1/4 OF SEC. 15,
T2S, R7W, S.B.M.
APN 0218-231-08

W'LY LINE OF CHANNEL
PER BK. 9273, PG. 254
O.R.
APN 0218-231-04

FUTURE R/W

54'

N89°58'58"W 90.00'

T.P.O.B.

APR 20, 1944
BK 1678 PG 154
FC ESMT

NOT A PART

108.00'

N89°58'58"W 1925.17'

EUCALYPTUS AVENUE

MAY 23, 1944
BK 1682 PG 216
FC ESMT

P.O.C.
NE COR LOT G

N00°00'08"E

LOT G
1073-111-17

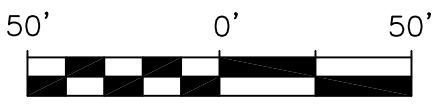
PARCEL MAP NO. 19738
P.M.B. 252/24-28

105'

CUCAMONGA CHANNEL

ARCHIBALD AVENUE

SW. CORNER SEC. 15
T2S. R7W. S.B.M.



SCALE: 1" = 50'

LEGEND

- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- GRANT DEED AREA TO THE COUNTY OF SAN BERNARDINO FLOOD CONTROL DISTRICT IN FEE SIMPLE FOR INGRESS AND EGRESS PURPOSES

AREA: 3,140 SQ.FT. (0.072 ACRES), MORE OR LESS.

Line Table		
Line #	Direction	Length
L1	N89°58'58"W	5.00'
L2	N30°45'11"E	15.43'
L3	N46°59'19"E	22.11'
L4	N63°21'16"E	20.46'
L5	N77°55'08"E	51.80'
L6	S00°00'08"W	39.39'
L7	N89°59'52"W	3.00'
L8	S00°01'02"W	9.00'

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 M2
CHECKED BY K MARTIN

DATE 06-08-21
M-1038

PROJECT No. 2018-041

SHEET 2 OF 2

San Bernardino County Flood Control District



ACCEPTANCE CERTIFICATE

This is to certify that the interest in real property conveyed by the within instrument to the San Bernardino County Flood Control District, a body corporate of the State of California, is hereby accepted by the undersigned officer/agent on behalf of the Board of Supervisors pursuant to authority conferred by Resolution # 2012-45, March 27, 2012, by its Board of Supervisors and the grantee consents to recordation thereof by its duly authorized officer/agent.

DATED: _____

BY: _____

NAME: _____ TITLE: _____
(PRINT)