

**EXHIBIT 3**  
**DRAINAGE AND WATER QUALITY**  
**EASEMENT QUITCLAIM**

**EXHIBIT "A"**  
**EASEMENT QUITCLAIM**  
**LEGAL DESCRIPTION**

THOSE PORTIONS OF LOT "A", AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR DRAINAGE AND WATER QUALITY PURPOSES, ACCEPTED ON PARCEL MAP NO. 20478, AS SHOWN BY MAP RECORDED IN BOOK 263 OR PARCEL MAPS AT PAGES 53 THROUGH 73, INCLUSIVE THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, ALSO BEING A PORTION OF PARCEL "B" OF THAT CORRECTIVE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. PLLA 2025-00008B, RECORDED AUGUST 28, 2025 AS DOCUMENT NO. 2025-0208408, OFFICIAL RECORDS OF SAID COUNTY, LYING WITHIN SECTION 16, TOWNSHIP 1 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, BEING DESCRIBED AS FOLLOWS:

**PARCEL 1:**

**COMMENCING AT THE NORTHWEST CORNER OF PARCEL "B" OF SAID LOT LINE ADJUSTMENT, SAID POINT BEING SOUTH 00°06'53" WEST ALONG THE WESTERLY LINE OF SAID PARCEL MAP, A DISTANCE OF 424.77 FEET FROM THE NORTHWEST CORNER OF SAID LOT "A";**

**THENCE LEAVING SAID WESTERLY LINE SOUTH 60°17'51" EAST, ALONG THE NORTHERLY LINE OF SAID PARCEL "B", A DISTANCE OF 28.11 FEET TO THE INTERSECTION WITH THE FORMER SOUTHERLY LINE OF SAID LOT "A", SAID POINT BEING **TRUE OF BEGINNING**;**

**THENCE CONTINUING ALONG SAID NORTHERLY LINE OF PARCEL "B", SOUTH 60°17'51" EAST A DISTANCE OF 26.27 FEET TO THE INTERSECTION WITH SAID FORMER SOUTHERLY LINE OF LOT "A", SAID POINT HEREINAFTER REFERRED TO AS **POINT "A"**;**

**THENCE LEAVING SAID NORTHERLY LINE OF PARCEL "B", ALONG SAID FORMER SOUTHERLY LINE OF LOT "A", THE FOLLOWING TWO (2) COURSES:**

- 1) NORTH 77°04'15" WEST, A DISTANCE OF 11.39 FEET;
- 2) NORTH 48°13'26" WEST, A DISTANCE OF 15.71 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 43 SQUARE FEET, MORE OR LESS.

**PARCEL 2:**

**COMMENCING AT SAID POINT "A", BEING THE INTERSECTION OF SAID NORTHERLY LINE OF PARCEL "B" OF SAID LOT LINE ADJUSTMENT WITH SAID FORMER SOUTHERLY LINE OF LOT "A";**

THENCE CONTINUING ALONG SAID NORTHERLY LINE OF PARCEL "B", THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH  $60^{\circ}17'51''$  EAST, A DISTANCE OF 71.35 FEET;
- 2) SOUTH  $67^{\circ}30'55''$  EAST, A DISTANCE OF 8.98 FEET TO THE **TRUE POINT OF BEGINNING**, ALSO BEING THE INTERSECTION OF SAID SOUTHERLY LINE OF LOT "A" WITH SAID NORTHERLY LINE OF PARCEL "B";
- 3) SOUTH  $67^{\circ}30'55''$  EAST, A DISTANCE OF 32.51 FEET;
- 4) SOUTH  $85^{\circ}43'42''$  EAST, A DISTANCE OF 20.56 FEET TO A POINT ON SAID SOUTHERLY LINE OF LOT "A";

THENCE LEAVING SAID NORTHERLY LINE OF PARCEL "B", ALONG SAID FORMER SOUTHERLY LINE OF LOT "A", THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH  $41^{\circ}14'01''$  WEST, A DISTANCE OF 22.76 FEET;
- 2) NORTH  $73^{\circ}08'14''$  WEST, A DISTANCE OF 38.53 FEET;
- 3) NORTH  $03^{\circ}50'46''$  EAST, A DISTANCE OF 19.95 FEET, TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 807 SQUARE FEET, MORE OR LESS.

**EXCEPTING THEREFORE ANY EXISTING EASEMENTS AND/OR UNDERLYING INTERESTS OF RECORD.**

PREPARED UNDER MY SUPERVISION

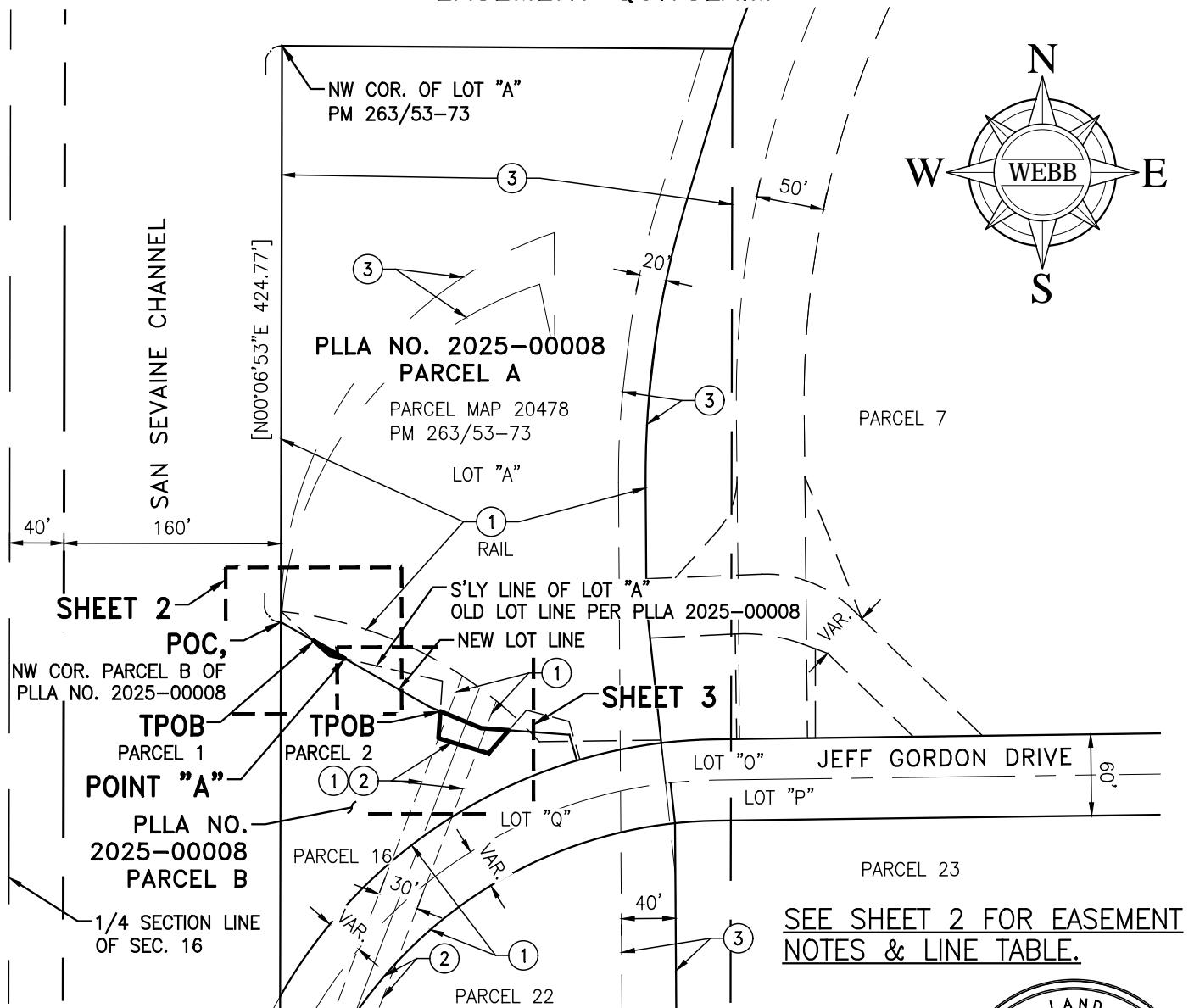
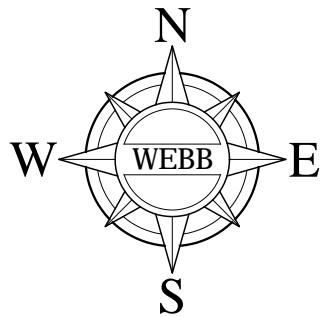
  
\_\_\_\_\_  
Jason Ardery, L.S. 9329

10/28/2025  
Date



Prepared By: JCR  
Checked By: JKA

EXHIBIT "B"  
EASEMENT QUITCLAIM



## NOTES:

[ ] INDICATES RECORD & MEASURED PER CORRECTIVE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. PLA 2025-00008B, REC. AUGUST 28, 2025 AS DOCUMENT NO. 2025-0208408, O.R. 1" = 120

( ) INDICATES RECORD & MEASURED PER PMB 263/53-73.

SEC. 16, T1S, R6W, SBM

120 0 120



ALBERT A.  
**WEBB**  
ASSOCIATES

## COUNTY OF SAN BERNARDINO

H:\2022\22-0074\Drawings\Mapping\Legals & Plats\Esmt Quitclaim over Lot A\22-0074-Esmt Quitclaim over Lot A-PLAT.dwg 10/28/2025 8:58 AM Jason

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT.  
ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 1 OF 3 22-0074 W.O.

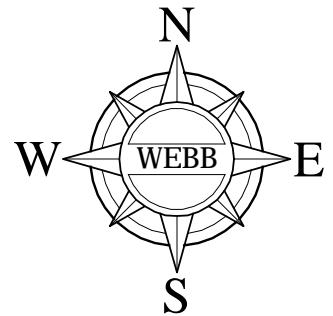
SCALE: 1" = 120' DRWN BY JCR  
CHKD BY JKA

DATE 10/28/25  
DATE 10/28/25

SUBJECT: EASEMENT QUITCLAIM

W.O.  
22-0074

EXHIBIT "B"  
EASEMENT QUITCLAIM



SAN SEVANE CHANNEL

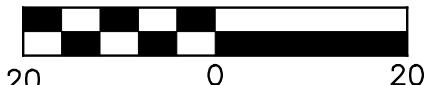
POC  
NW COR. PARCEL B OF  
PLLA NO. 2025-00008

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	[S60°17'51"E]	28.11'
L2	[S60°17'51"E]	26.27'
L3	(N77°04'15"W)	11.39'
L4	(N48°13'26"W)	15.71'
L5	[S60°17'51"E]	71.35'

SEE SHEET 1 FOR NOTES

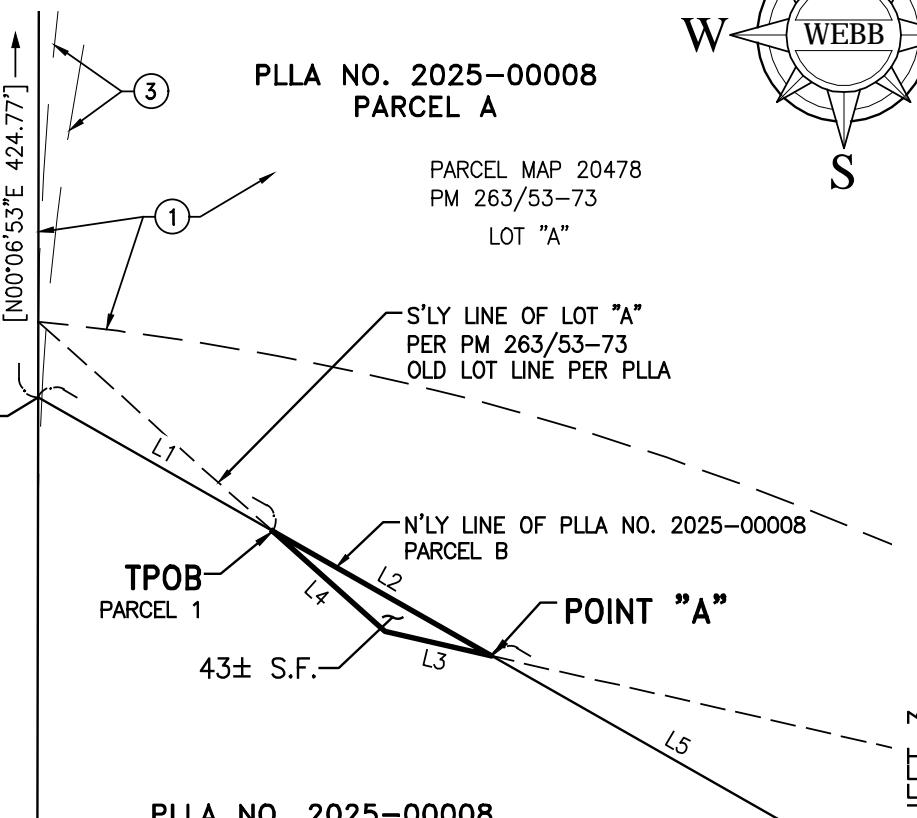


1" = 20'



20 0 20

SEC. 16, T1S, R6W, SBM



EASEMENTS:

- ① THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS AGREEMENT" RECORDED FEBRUARY 9, 2023 AS DOCUMENT NO. 2023-0030599 OF OFFICIAL RECORDS AND RE-RECORDED JULY 21, 2023 AS INSTRUMENT NO. 2023-0179110 OF OFFICIAL RECORDS.
- ② PUBLIC UTILITY EASEMENT (P.U.E.), RESERVED ON PM 263/53-73.
- ③ AN EASEMENT FOR ACCESS AND REMEDIATION AND INCIDENTAL PURPOSES, RECORDED AUGUST 16, 2000 AS DOCUMENT NO. 20000294488 OF OFFICIAL RECORDS. IN FAVOR OF: CCG ONTARIO, LLC.

ALBERT A.  
**WEBB**  
ASSOCIATES

COUNTY OF SAN BERNARDINO

H:\2022\22-0074\Drawings\Mapping\Legals & Plats\Esmt Quitclaim over Lot A\22-0074-Esmt  
Quitclaim over Lot A-PLAT.dwg 10/28/2025 8:58 AM Jason

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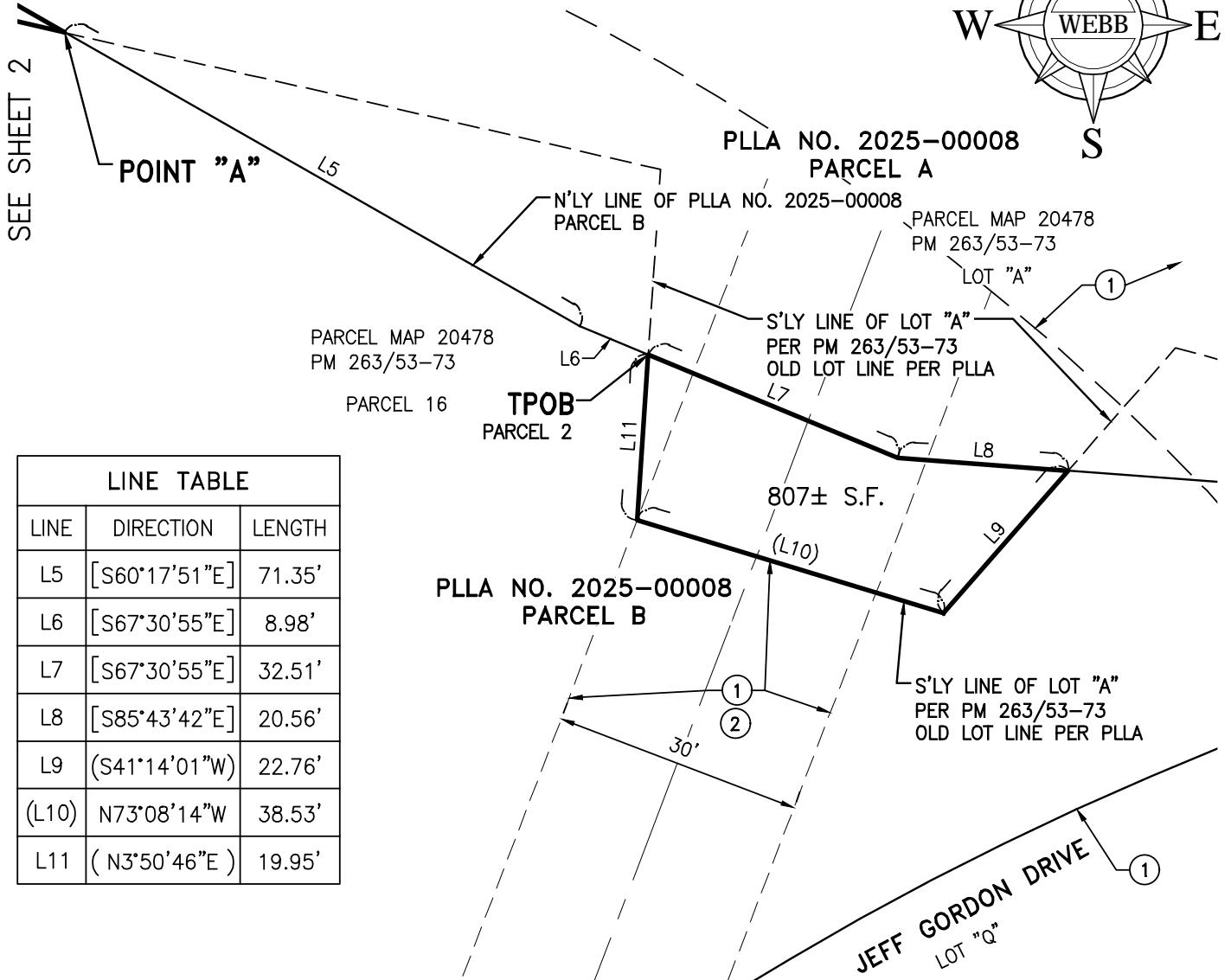
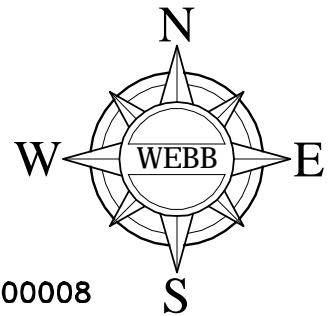
SHEET 2 OF 3  
W.O.  
22-0074

SCALE: 1" = 20' DRWN BY JCR  
CHKD BY JKA

DATE 10/28/25  
DATE 10/28/25

SUBJECT: EASEMENT QUITCLAIM

EXHIBIT "B"  
EASEMENT QUITCLAIM



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H:\2022\22-0074\Drawings\Mapping\Legals & Plats\Esmt Quitclaim over Lot A\22-0074-Esmt  
Quitclaim over Lot A-PLAT.dwg 10/28/2025 8:58 AM Jason

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