

**EXHIBIT 4**  
**PUBLIC UTILITY EASEMENT QUITCLAIM**

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

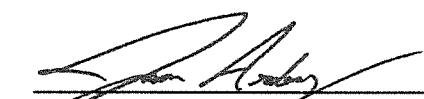
ALL THAT CERTAIN PUBLIC UTILITY EASEMENT (P.U.E) RESERVED FOR THE USE AND BENEFIT OF SAN BERNARDINO COUNTY AND THE SEVERAL PUBLIC UTILITY COMPANIES, WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION, EASEMENTS FOR THE PUBLIC UTILITY PURPOSES, DELINEATED AS "PUBLIC UTILITY EASEMENT" OR "P.U.E." ON PARCEL MAP NO. 20478, AS SHOWN BY MAP ON FILE IN BOOK 263 OF PARCEL MAPS, AT PAGES 53 THROUGH 73, INCLUSIVE THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LYING WITHIN PARCELS 7 AND 21 OF SAID PARCEL MAP NO. 20478, LYING WITHIN SECTION 16, TOWNSHIP 1 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN.

CONTAINING 2.85 ACRES, MORE OR LESS.

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

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED BY ME OR UNDER MY SUPERVISION:

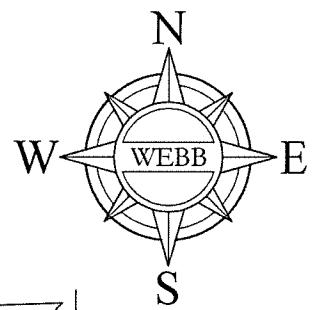
  
\_\_\_\_\_  
Jason Ardery, L.S. 9329

10/29/2025  
Date

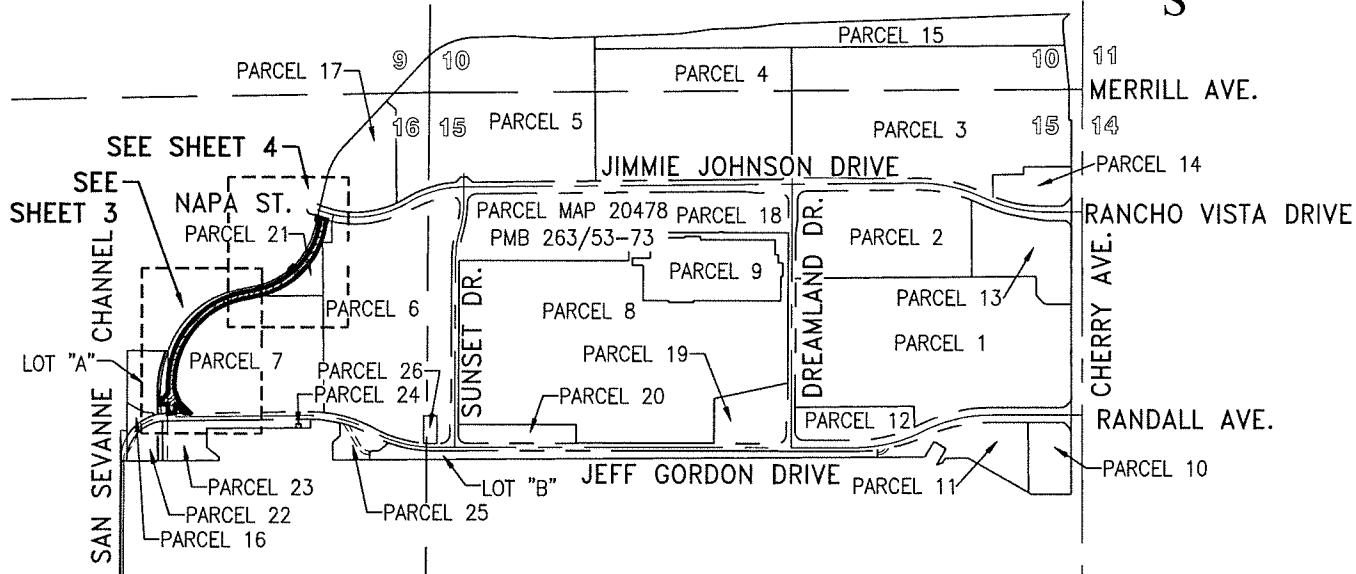


Prepared By: JCR  
Checked By: JKA

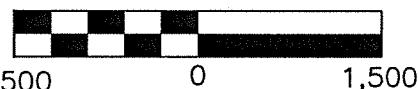
EXHIBIT "B"  
PUBLIC UTILITY EASEMENT QUITCLAIM



INDEX MAP



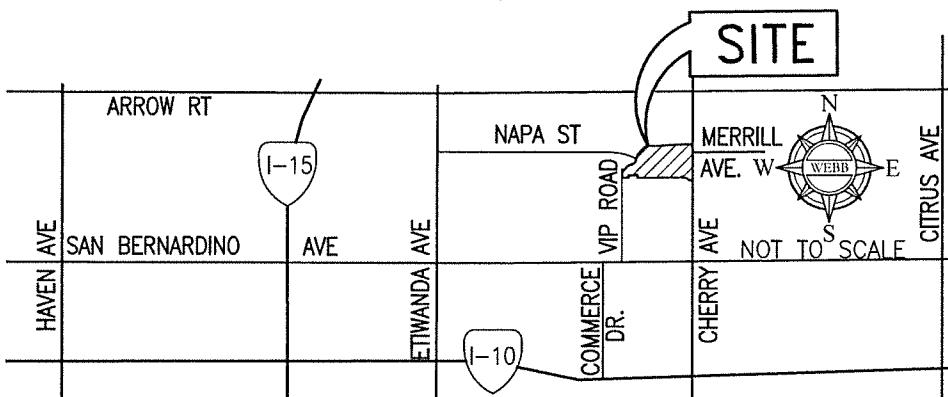
1" = 1,500'



 PUBLIC UTILITY EASEMENT QUITCLAIM  
AREA = 2.85± ACRES.



NOTE:  
FOR BASIS OF BEARING,  
AND EASEMENT NOTES,  
SEE SHEET 2.



VICINITY MAP

T1S, R6W, S16, S.B.M.

ALBERT A.  
**WEBB**  
ASSOCIATES

SAN BERNARDINO COUNTY

H:\2022\22-0074\Drawings\Mapping\Legals & Plats\PUE Quitclaim on Parcels 7 & 21\PUE Quitclaim on  
Parcels 7&21-PLAT.dwg 10/29/2025 3:00 PM 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 5

W.O.  
22-0074

SCALE: 1" = 1500'

DRWN BY JCR  
CHKD BY JKA

DATE 10/28/25  
DATE 10/29/25

SUBJECT: PUBLIC UTILITY EASEMENT QUITCLAIM

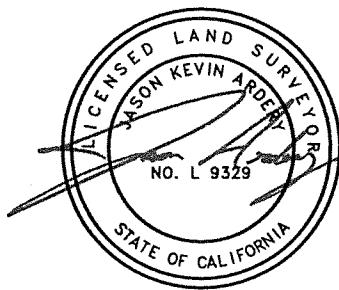
**EXHIBIT "B"**  
**PUBLIC UTILITY EASEMENT QUITCLAIM**

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS IS THE CENTERLINE JEFF GORDON DRIVE PER PMB 263/53-73 BEING NORTH 89°13'45" EAST.

**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 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.
- ③ AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 5, 2024 AS DOCUMENT NO. 2024-0128844 OF OFFICIAL RECORDS, IN FAVOR OF SAN GABRIEL VALLEY WATER COMPANY.
- ④ AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 5, 2024 AS DOCUMENT NO. 2024-0128845 OF OFFICIAL RECORDS, IN FAVOR OF SAN GABRIEL VALLEY WATER COMPANY.
- ⑤ AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 08, 1999 AS DOCUMENT NO. 19990007409 OF OFFICIAL RECORDS, IN FAVOR OF SAN GABRIEL VALLEY WATER COMPANY.



T1S, R6W, S16, S.B.M.

ALBERT A. <b>WEBB</b> ASSOCIATES	SAN BERNARDINO COUNTY	
H:\2022\22-0074\Drawings\Mapping\Legals & Plots\PUE Quitclaim on Parcels 7 & 21\PUE Quitclaim on Parcels 7&21-PLAT.dwg 10/29/2025 3:00 PM 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 2 OF 5	W.O. 22-0074
SCALE: N/A	DRWN BY <u>JCR</u> CHKD BY <u>JKA</u>	DATE 10/28/25 DATE 10/29/25

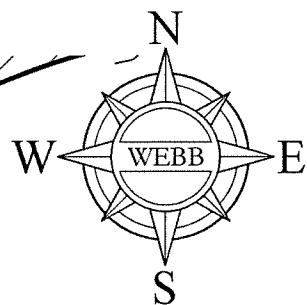
## EXHIBIT "B"

SEE SHEET 4

## NOTE:

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

CURVE DATA			
CURVE #	RADIUS	DELTA	LENGTH
(C1)	60.00'	42°37'32"	44.64'
(C2)	750.22'	78°28'08"	1027.46'
(C8)	700.22'	78°28'08"	958.98'

PARCEL MAP 20478  
PM 263/53-73PUBLIC UTILITY EASEMENT  
(P.U.E.) RESERVED ON  
PM MAP 20478

PARCEL 7

LOT "A"

PARCEL 16

SEE DETAIL "A"  
ON SHEET 5

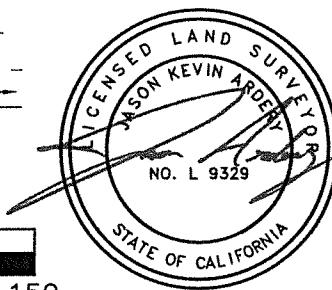
JEFF GORDON DRIVE

PUBLIC UTILITY EASEMENT QUITCLAIM  
AREA = 2.85± ACRES.

1" = 150'



T1S, R6W, S16, S.B.M.



ALBERT A.  
**WEBB**  
ASSOCIATES

SAN BERNARDINO COUNTY

H:\2022\22-0074\Drawings\Mapping\Legals & Plats\PUE Quitclaim on Parcels 7 & 21\PUE Quitclaim on  
Parcels 7&21-PLAT.dwg 10/29/2025 3:00 PM JasonTHIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT.  
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SHEET 3 OF 5

W.O.  
22-0074

SCALE: 1" = 150'

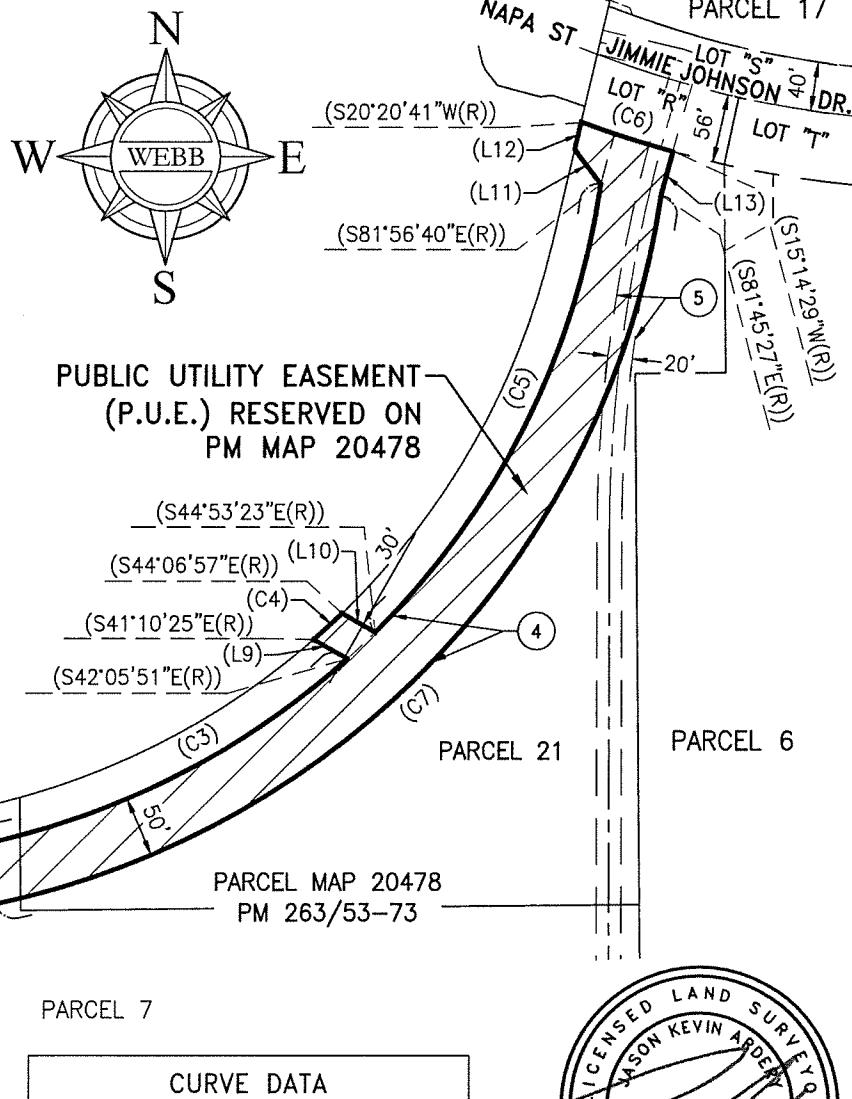
DRWN BY JCR  
CHKD BY JKADATE 10/28/25  
DATE 10/29/25

SUBJECT: PUBLIC UTILITY EASEMENT QUITCLAIM

**EXHIBIT "B"**  
**PUBLIC UTILITY EASEMENT QUITCLAIM**

CURVE DATA			
CURVE #	RADIUS	DELTA	LENGTH
(C2)	750.22'	78°28'08"	1027.46'
(C3)	643.11'	29°59'17"	336.60'
(C4)	613.11'	2°56'32"	31.49'
(C5)	643.11'	37°03'18"	415.92'
(C6)	886.00'	5°06'11"	78.91'

LINE DATA		
LINE #	DIRECTION	LENGTH
(L8)	N77°53'26"E	132.70'
(L9)	N60°17'35"W	31.66'
(L10)	N60°17'35"W	31.18'
(L11)	N37°13'38"W	35.63'
(L12)	N13°09'44"E	23.08'
(L13)	N14°59'02"E	37.24'
(L14)	N77°53'26"E	132.70'

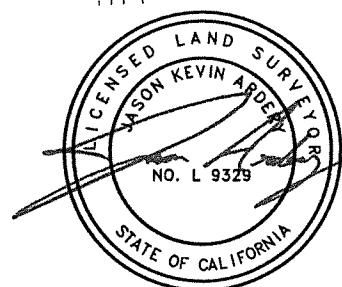


SEE SHEET 3

PUBLIC UTILITY EASEMENT  
QUITCLAIM AREA = 2.85± ACRES.

NOTE:  
FOR BASIS OF BEARING,  
AND EASEMENT NOTES,  
SEE SHEET 2.

CURVE DATA			
CURVE #	RADIUS	DELTA	LENGTH
(C7)	693.11'	69°38'53"	842.54'
(C8)	700.22'	78°28'08"	958.98'



1" = 150'

150 0 150  
T1S, R6W, S16, S.B.M.

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SAN BERNARDINO COUNTY

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Parcels 7&21-PLAT.dwg 10/29/2025 3:00 PM Jason

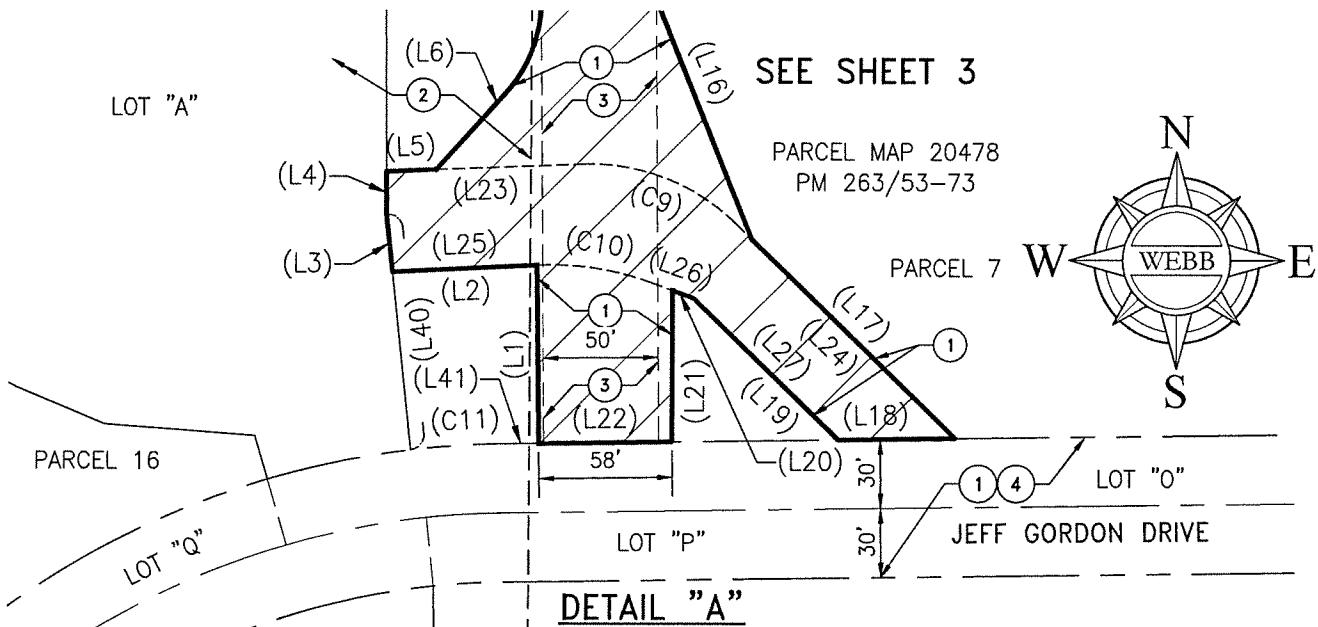
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SHEET 4 OF 5

W.O.  
22-0074

SCALE: 1" = 150'	DRWN BY JCR	DATE 10/28/25	SUBJECT: PUBLIC UTILITY EASEMENT QUITCLAIM
	CHKD BY JKA	DATE 10/29/25	

**EXHIBIT "B"**  
**PUBLIC UTILITY EASEMENT QUITCLAIM**



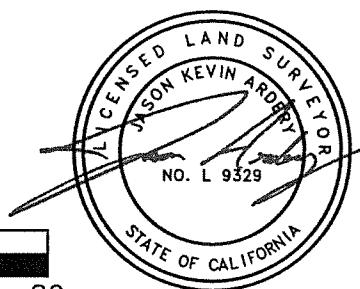
LINE DATA		
LINE #	DIRECTION	LENGTH
( L1 )	N00°47'10"W	77.49'
( L2 )	N87°15'24"E	62.86'
( L3 )	N06°05'35"W	25.10'
( L4 )	N00°22'56"W	18.74'
( L5 )	N87°45'24"E	21.62'
( L6 )	N42°02'49"E	44.55'
(L16)	N21°55'41"W	112.70'
(L17)	N45°46'15"W	123.89'
(L18)	N89°13'45"E	50.91'
(L19)	N45°46'15"W	88.09'

LINE DATA		
LINE #	DIRECTION	LENGTH
(L20)	N69°43'18"W	9.67'
(L21)	N00°00'00"E	65.77'
(L22)	N89°13'45"E	58.00'
(L23)	N87°45'24"E	85.31'
(L24)	N45°46'15"W	134.24'
(L25)	N87°15'24"E	63.52'
(L26)	N69°43'18"W	19.36'
(L27)	N45°46'15"W	88.09'
(L40)	N06°05'35"W	102.88'
(L41)	N89°13'45"E	15.87'

CURVE DATA			
CURVE #	RADIUS	DELTA	LENGTH
( C9 )	90.00'	46°28'21"	73.00'
(C10)	125.00'	23°01'18"	50.23'
(C11)	374.50'	6°05'40"	39.83'

## NOTES:

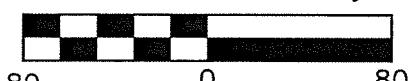
( ) INDICATES RECORD DATA PER  
PMB 263/53-73.



 PUBLIC UTILITY EASEMENT QUITCLAIM  
AREA = 2.85+ ACRES

NOTE:  
FOR BASIS OF BEARING,  
AND EASEMENT NOTES,  
SEE SHEET 2.

$$1'' = 80'$$



T1S, R6W, S16, S.B.M.

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## SAN BERNARDINO COUNTY

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SHEET 5 OF 5

W.O.

22-0074

SCALE 1" = 80

DRWN BY JCR  
CHKD BY JKA

DATE 10/28/25  
DATE 10/29/25

SUBJECT: PUBLIC UTILITY EASEMENT QUITCLAIM