

**Recording Requested By:**  
City of Ontario

**WHEN RECORDED MAIL  
DOCUMENT TO:**  
City of Ontario  
303 East "B" Street  
Ontario, CA, 91764

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

Project: Cucamonga Channel  
System No.: 1-300 (301)  
Parcel No.: 589  
Dept. Code: 11600

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

D.P. No.: 1,300/  
APN: 0218-311-12  
Date: January 23, 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 Ontario

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 within Remington Avenue.

**SAN BERNARDINO COUNTY  
FLOOD CONTROL DISTRICT**

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

## LEGAL DESCRIPTION

### Road Access Easement

That portion of the parcel of land described in the Grant Deed dated September 12, 1977 and recorded in Book 9260, Pages 60 and 61, inclusive, of Official Records, located in the City of Ontario, County of San Bernardino, State of California, more particularly described as follows:

**COMMENCING** at a point at the intersection of Remington Avenue and the westerly line of Parcel "B" as described in said Grant Deed, said point being the southern terminus of the line described as "thence South 01°04'46" West, 40.00 feet to a point in said centerline of Remington Avenue";

Thence along the westerly line of said Grant Deed as described above, a measured bearing of North 00°13'18" East a distance of 25.00 feet to a line parallel with and 25.00 feet distant from the said centerline of Remington Avenue and the **TRUE POINT OF BEGINNING**;

Thence continuing along said westerly line, North 00°13'18" East a distance of 15.00 feet to a line parallel with and 40.00 feet distant from the centerline of said Remington Avenue, said point being the terminus of the line described as "North 88°55'14" West, 166.90 feet" in said Grant Deed;

Thence along said parallel line and above line described in said Grant Deed, a measured bearing of South 89°46'42" East a distance of 130.62 feet to a point on a 63.86 feet radius non-tangent curve, concave westerly, said point bears North 84°04'31" East from the radius point;

Thence along said non-tangent curve through a central angle of 13°29'27" an arc distance of 15.04 feet to a line parallel with and 25.00 feet distant from the centerline of said Remington Avenue;

Thence along said parallel line North 89°46'42" West a distance of 130.46 feet to said westerly line and the **TRUE POINT OF BEGINNING**.

Containing 1,963 square feet more or less.

See Exhibit "B" for a plat depicting the above described land.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

Signature \_\_\_\_\_

John C. Bentley, PLS 7223  
License Expires 12/31/20



Date \_\_\_\_\_

11/4/19

# EXHIBIT "B"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N51°38'00"E	18.45'
L2	N89°46'42"W	124.55'
L3	N00°13'18"E	75.80'
L4	S89°46'42"E	130.62'
L5	N89°46'42"W	166.90'
L6	N89°46'42"W	6.72'
L7	N00°13'18"E	40.00'
L8	N89°46'42"W	67.13'
L9	N00°13'18"E	33.16'
L10	N00°13'18"E	25.00'
L11	N00°13'18"E	15.00'
L12	N89°46'42"W	130.46'

CURVE TABLE

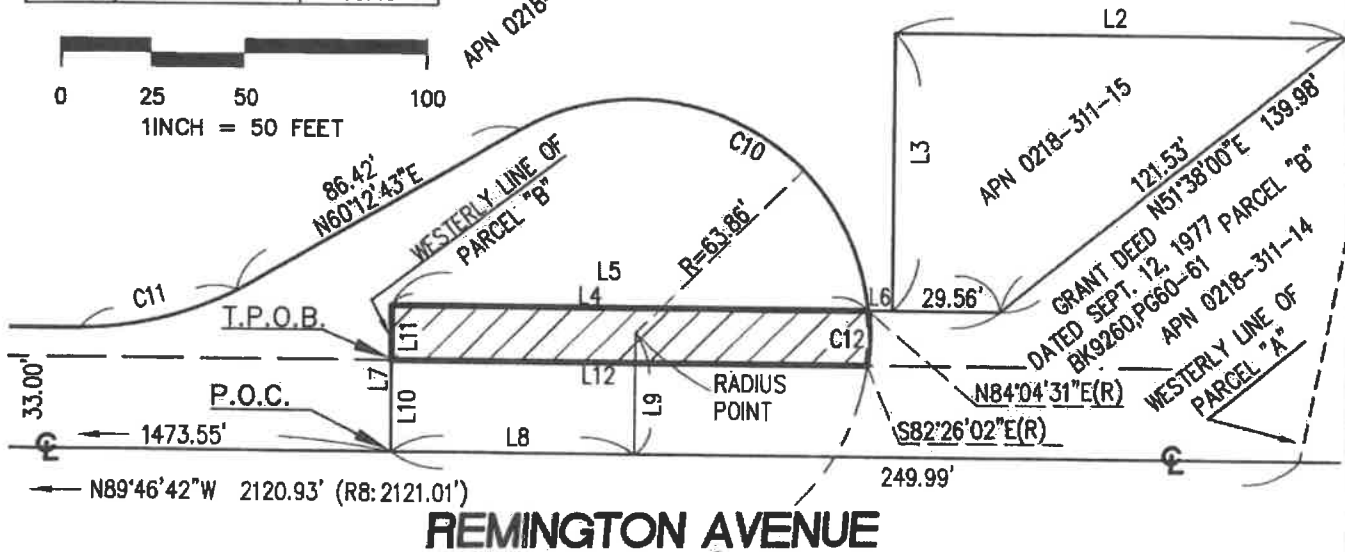
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C10	113°55'57"	63.86'	126.98'	98.20'
C11	30°00'35"	91.00'	47.66'	24.39'
C12	13°29'27"	63.86'	15.04'	7.55'



## GOVERNMENT LOT 8

### SECTION 22

T. 2 S., R. 7 W., S.B.M.



AREA = 1,963 SQ.FT.

### LEGEND

— PARCEL BOUNDARY

▨ AREA OF EASEMENT

P.O.C. POINT OF COMMENCEMENT

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



JOHN C BENTLEY, PLS 7223 DATE 4/4/19



DAVID EVANS  
AND ASSOCIATES INC.

4141 E INLAND EMPIRE, SUITE 250  
ONTARIO CALIFORNIA 91764  
TEL:(909)481-5750 FAX:(909)481-5757

EXHIBIT  
"B"

APN: 0218-311-14  
REMININGTON AVENUE EASEMENT  
SAN BERNARDINO COUNTY  
FLOOD CONTROL DISTRICT  
CITY OF ONTARIO  
COUNTY OF SAN BERNARDINO  
STATE OF CALIFORNIA

SHEET NO:  
1 OF 1  
JOB NO:  
CPKREWOOD1  
DRAWN BY:  
JCBE  
DATE:  
11/01/19  
SCALE:  
1"=50'

## 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 road 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 road improvements constructed (or caused to be constructed) in the easement area by CITY or its agents, in good condition and repair and keep the easement area free of weeds and trash, graffiti, unauthorized encroachment and trespassers within the easement area,

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: KHOI DO

Title: CITY ENGINEER

Date: 3-16-20

## ACKNOWLEDGMENT

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

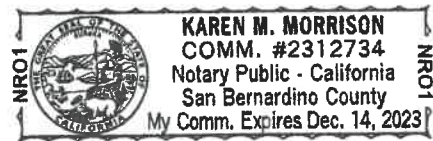
On March 17, 2020 before me, Karen M. Morrison, Notary Public  
(insert name and title of the officer)

personally appeared Khoi Do,  
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 (Seal)



## **Ontario Acceptance Certificate**