

RECORDING REQUESTED BY
CITY OF REDLANDS
AND WHEN RECORDED MAIL DOCUMENT TO:

NAME City Clerk, City of Redlands
STREET ADDRESS P.O. BOX 3005
CITY, STATE & ZIP CODE Redlands, CA 92373

Electronically Recorded in Official Records, County of San Bernardino

3/13/2019
03:34 PM
FV



BOB DUTTON
ASSESSOR - RECORDER - CLERK
367 City of Redlands Clerk

Doc# 2019-0078099



Titles	1	Pages	5
Fees			.00
Taxes			.00
CA SB2 Fee			.00
Others			.00
Paid			.00

FEES NOT REQUIRED PER
GOVERNMENT CODE SECTION 6103

SPACE ABOVE FOR RECORDER'S USE ONLY

Grant of Sidewalk Easement

Title of Document

THIS AREA FOR RECORDER'S USE ONLY

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

RECORDING REQUESTED BY:
MUNICIPAL UTILITIES & ENGINEERING
DEPARTMENT
CITY OF REDLANDS

WHEN RECORDED, RETURN TO:
CITY CLERK'S OFFICE
CITY OF REDLANDS
P. O. BOX 3005
REDLANDS CA 92373

(THIS SPACE FOR RECORDER'S USE ONLY)

APN 0171-011-47

GRANT OF SIDEWALK EASEMENT

This Grant of Sidewalk Easement is entered into by and between

NYS NORTH, LLC

and the City of Redlands, a Municipal Corporation (herein "City") duly organized in accordance with the laws of the State of California.

For valuable consideration, receipt of which is hereby acknowledged

NYS NORTH, LLC

hereby grants to the City of Redlands an irrevocable roadway easement over that certain real property ("Easement Area"), described on Exhibit "A" and shown on Exhibit "B" attached hereto, for the following purposes:

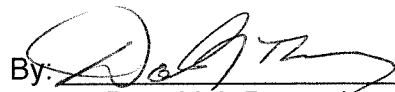
A. Right-of-way at any time, or from time to time, to construct, maintain, operate replace, and renew the sidewalk described on Exhibit "A" and shown on Exhibit "B", and appurtenant structures in, upon and across said Easement Area or any part thereof; and

B. Ingress and egress over the Easement Area for vehicular or pedestrian traffic.

Executed on February 28, 2019

NYS NORTH, LLC, a California Limited Liability Company

By Its Manager: Judson & Brown, LLC,
A Nevada Limited Liability Company

By: 
Donald J. Berry, Jr.

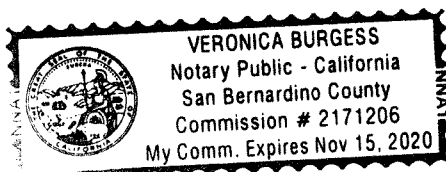


EXHIBIT "A"
LEGAL DESCRIPTION
GRANT OF SIDEWALK EASEMENT

APN 0171-011-47

ALL THAT CERTAIN REAL PROPERTY IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

BEING A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF BLOCK 26 OF THE BARTON RANCH MAP, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, FILED IN BOOK 6 OF MAPS, AT PAGE 19, BOTH MAPS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID BLOCK 26 AND THE SOUTHERLY RIGHT OF WAY LINE OF PARK AVENUE AS SHOWN ON RECORD OF SURVEY 06-028 FILED IN BOOK 127 OF RECORDS OF SURVEY AT PAGE 43 IN THE OFFICE OF SAID COUNTY RECORDER;

THENCE NORTH 89°55'43" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF PARK AVENUE A DISTANCE OF 20.35 FEET TO THE **TRUE POINT OF BEGINNING**.

THENCE SOUTH 45°14'13" EAST A DISTANCE OF 7.09 FEET;

THENCE NORTH 89°55'43" EAST A DISTANCE OF 40.83 FEET;

THENCE NORTH 44°57'52" EAST A DISTANCE OF 7.08 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF PARK AVENUE;

THENCE SOUTH 89°55'43" WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF PARK AVENUE A DISTANCE OF 50.86 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 229 SQUARE FEET MORE OR LESS

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME
OR UNDER MY DIRECTION

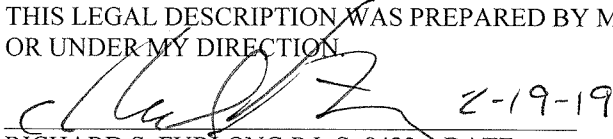
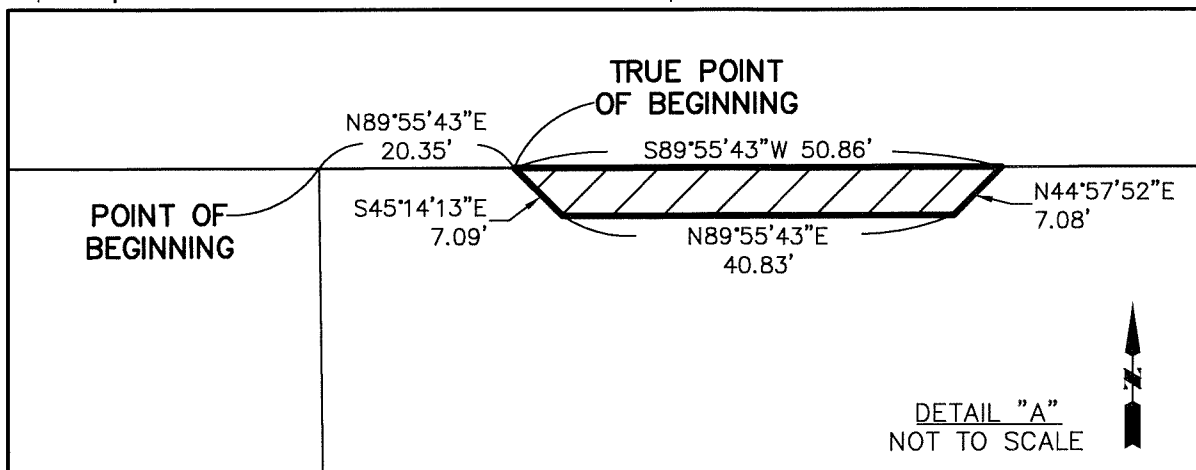
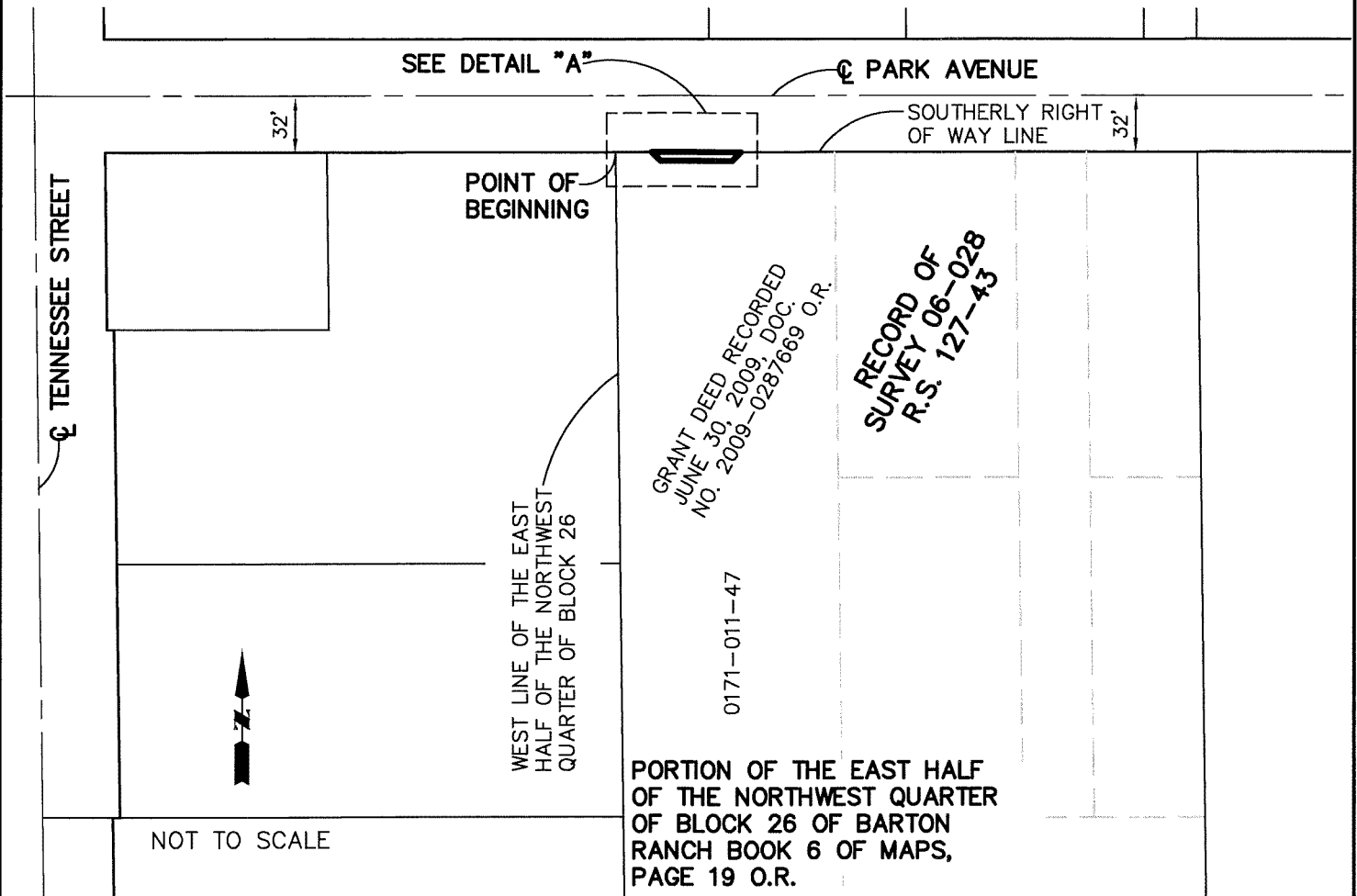
 2-19-19
RICHARD S. FURLONG P.L.S. 8422 DATE



EXHIBIT "B"
GRANT OF SIDEWALK EASEMENT

SHEET 1 OF 1

APN 0171-011-47



LEGEND:



- INDICATES EASEMENT



Richard S. Furlong 2-19-19
RICHARD S. FURLONG, P.L.S. 8422 DATE

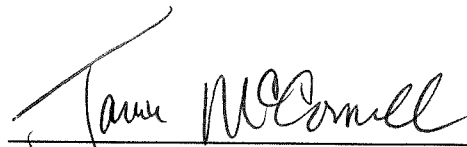
CASC
Engineering and Consulting
1470 EAST COOLEY DRIVE, COLTON, CA 92324
PH. (909) 783-0101

FORM OF CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the deed or grant dated, 2-28-19, by NYS NORTH, LLC, is hereby accepted by the undersigned officer or agent on behalf of the City Council of the City of Redlands pursuant to the authority conferred by Resolution No. 6756 of the City Council of the City of Redlands adopted on September 3, 2008, and the grantee consents to recordation thereof by its duly authorized officer.

DATED: 3-13-2019

BY:



Janice McConnell, Acting City Manager