

**RECORDING REQUESTED BY**

Commonwealth Land Title

**AND WHEN RECORDED MAIL TO:**

San Bernardino Transportation

Authority

1170 W. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor

San Bernardino, CA. 92410-1715

Electronically Recorded in Official Records, County of San Bernardino

5/31/2019

03:09 PM

ADC



**BOB DUTTON**

ASSESSOR - RECORDER - CLERK

867 SPL Title Services

Doc# **2019-0176639**



Titles 1 Pages 8

Fees	.00
Taxes	.00
CA SB2 Fee	.00
Others	.00
Paid	.00

*9200533*

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

**Title**

**EASEMENT DEED**

**RECORDING REQUESTED BY:**  
Commonwealth Land Title Company  
4100 Newport Place, Suite 120  
Newport Beach, CA 92660  
Escrow and Order No. \_\_\_\_\_

**WHEN RECORDED MAIL TO:**  
SAN BERNARDINO COUNTY TRANSPORTATION AUTHORITY  
1170 W. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
San Bernardino, California 92410-1715

Portion of APN(s): 0170-142-07

EXEMPT FROM RECORDING FEES PER GOVT. CODE §27383  
EXEMPT FROM DOCUMENTARY TRANSFER TAX PER REV. & TAX CODE §11922

**EASEMENT DEED**

**Grant of Easement for Public Sidewalk and Pedestrian Purposes**

FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CITY OF REDLANDS**, a municipal corporation ("Grantor") do(es) hereby GRANT(S) and CONVEY(S) to **San Bernardino County Transportation Authority** ("Grantee"), and its successors and assigns, an easement for public sidewalk, walkway, path and/or bike path and pedestrian as well as bicycle and similar vehicle use, access, ingress and egress purposes, and appurtenances and uses associated therewith, including without limitation the installation and maintenance of a public sidewalk, together with any and all appurtenances pertaining thereto, over, above, on, under, in, across, along and through that certain portion of Grantor's real property located in the City of Redlands, County of San Bernardino, State of California, more particularly described in the legal description attached hereto as Exhibit "A" and depicted or illustrated on the map attached hereto as Exhibit "B"; both of such attachments / exhibits are incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date set forth below.

Dated: 5/14/19

**GRANTOR:**

**CITY OF REDLANDS**, a municipal corporation

By: 

Its: Mayor

Name: Paul W. Foster

ATTEST:   
Jeanne Donaldson, City Clerk

ACKNOWLEDGEMENT

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 May 14, 2019 before me, John McCasland Notary Public  
Notary Public, personally appeared Paul W. Foster & Jeanne Denaldson 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: John McCasland

(SEAL)

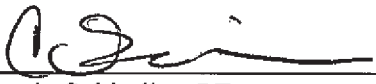


**CERTIFICATE OF ACCEPTANCE**  
(Government Code Section 27281)

This is to certify that the interest in real property conveyed by this Easement Deed to the undersigned San Bernardino County Transportation Authority ("SBCTA"), the provisions of which instrument are incorporated by this reference as though fully set forth in this certificate, is hereby accepted by the undersigned officer on behalf of SBCTA pursuant to authority conferred by the San Bernardino County Transportation Authority's Board of Directors, Agenda Item 12, adopted on June 5, 2013, and the Grantee consents to recordation thereof by its duly authorized officer.

Description/ identification of real property: **Vacant Land, West side of University Street, approx. 600 feet north of Central Avenue, Redlands, California 92374**  
APN: 0170-142-07

Dated: 5/28/19

By:   
Carrie Schindler, PE  
Director of Transit and Rail Programs

**ACKNOWLEDGEMENT**

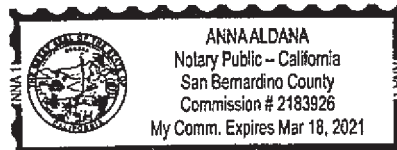
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA                     )  
   )  
COUNTY OF San Bernardino )

On May 28, 2019 before me, Anna Aldana,  
Notary Public, personally appeared Carolyn Leach Resler Schindler 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: Anna Aldana

(SEAL)

**EXHIBIT "A" TO  
EASEMENT DEED**

**LEGAL DESCRIPTION OF EASEMENT AREA  
[APN(s): 0170-142-07]**

[attached behind this page]

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**APN 0170-142-07**

**PERMENTANT EASEMENT - RPRP 563L-097.1-EAS**

That portion of Lot 14, Block D, of the Map of Lugonia in the City of Redlands, County of San Bernardino, State of California, as shown on Map recorded in Book 4, Page 50 in the office of the County Recorder of said County, more particularly described as follows:

Beginning at the Intersection of the Northerly Right-of-way line of SBCTA (formerly SANBAG) Railway as shown on Record of Survey Map 152/6-15, Recorded September 18, 2013 with the Westerly right-of-way line of University Street Being 30.00 feet west of the centerline thereof; Thence along said Northerly Right-of-way line North 89°21'57" West, 36.11 feet; thence leaving said Northerly Right-of-way line North 72°05'21" East, 8.11 feet; thence North 17°54'39" West, 6.00 feet to the beginning of a non-tangent curve concave Northwesterly having a radius of 29.00 feet a radial line to said point bears South 17°54'39" East; thence Northeasterly along the arc of said curve through a central angle of 47°52'19" a distance of 24.23 feet; thence South 65°46'58" East, 6.00 feet to the beginning of a non-tangent curve concave Westerly having a radius of 35.00 feet a radial line to said point bears South 65°46'58" East; thence Northeasterly along the arc of said curve through a central angle of 24°27'03" a distance of 14.94 feet thence North 00°14'01" West, 63.19 feet; thence North 89°45'59" East, 4.00 feet to a point on the Westerly Right-of-way of said University Avenue; thence along said Westerly Right-of-way line, South 00°14'01" East, 99.54 feet to the Point of Beginning.

Said parcel contains 853 square feet, more or less.

Attached hereto is a plat labeled Exhibit B and by this reference made a part thereof. Distances shown hereon are grid distances in U.S. Survey feet. To obtain ground level distances, multiply distance by 1/0.99993920. All bearings shown hereon are grid based upon the California Coordinate System, Zone 5, CGS83, (Epoch NSRS-2007). Bearings from reference deeds/maps may or may not be in terms of said system.

  
DAVID W. AMBLER  
L.S. 7322

10/14/2017  
DATE



PAGE 1 OF 1

P:\3033\SURVEY\_BNDRY\3833.55-RPRP-back9-FinalDesign-Nov2015\3833.55-RPRP-NewRWJan2017-Acquisitions\RPRP-563L-097\Legal\3833.55-RPRP-563L-097.1-EAS Legal.doc

**EXHIBIT "B" TO  
EASEMENT DEED**

**MAP OF EASEMENT AREA  
[APN(s): 0170-142-07]**

[attached behind this page]

# **LEGEND**

P.O.B. INDICATES POINT OF BEGINNING

INDICATES PERMANENT EASEMENT

## **EXHIBIT B**

RPRP-563L-097  
APN 0170-142-07  
CITY OF REDLANDS, CA

SHEET 1 OF 1

SCALE 1"=40'

LOT 1D  
LUGONIA PARK

MB 4/50

13

14

RPRP-563L-097.1-EAS  
852.65 S.F.  
APN 0170-142-07

S17°54'39"E (R)

L1

N89°21'57"W  
36.11'

P.O.B.

SBCTA (SANBAG) RAILWAY

RS 148/73-92

UNIVERSITY ST

PCL 3  
PMB 188/28-32  
PM 14804

### **DATA TABLE**

NO.	DELTA/BEARING	RADIUS	LENGTH
C1	Δ=47°52'19"	29.00'	24.23'
C2	Δ=24°27'03"	35.00'	14.94'
L1	N72°05'21"E	-----	8.11'
L2	N17°54'39"W	-----	6.00'
L3	S65°46'58"W	-----	6.00'

DAVID W. AMBLER, L.S. 7322 DATE



**PROJECT DESIGN CONSULTANTS**  
Planning | Landscape Architecture | Engineering | Survey

701 S Street, Suite 200  
San Diego, CA 92101  
619.235.6071 Tel  
619.235.6080 Fax

