

**LARRY WALKER**
Auditor/Controller - Recorder

P Counter

RECORDING REQUESTED BY:
PUBLIC WORKS DEPARTMENT
CITY OF REDLANDS

Doc#: 2003-0414272

Titles: 1 Pages: 6



Fees	0.00
Taxes	0.00
Other	0.00
PAID	\$0.00

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

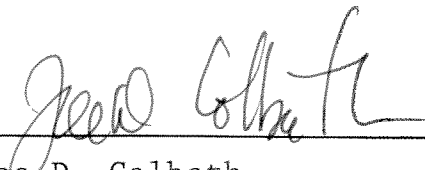
(THIS SPACE FOR RECORDER'S USE ONLY)

DECLARATION OF DEDICATION**FEES NOT REQUIRED
PER GOVERNMENT CODE
SECTION 6103**

KAISER FOUNDATION HOSPITALS, a California nonprofit public benefit corporation,
hereby irrevocably dedicates to the CITY OF REDLANDS in perpetuity for public road purposes, including public utility and
public service uses, the real property in the City of Redlands, County of San Bernardino, State of California, described as follows:

SEE EXHIBITS "A" & "B" FOR ALMOND AVENUE AND
SEE EXHIBITS "C" & "D" FOR LUGONIA AVENUE

Dated: April 15, 2003

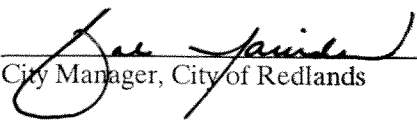

Joe D. Colbath

Director of Real Estate

ATTACH NOTARY ACKNOWLEDGEMENT:

CERTIFICATE OF ACCEPTANCE:

This is to certify that the interest in real property conveyed to the City of Redlands, a governmental agency, dated 04-15-03
from KAISER FOUNDATION HOSPITALS, a California nonprofit public benefit corporation
is hereby accepted and the Grantee consents to the recordation thereof by its duly authorized officer.

Dated: 6-19-03
City Manager, City of Redlands

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

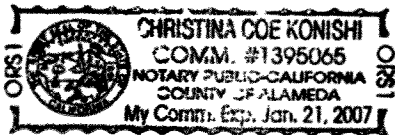
State of CALIFORNIA

County of ALAMEDA

On April 15, 2003 before me, CHRISTINA COE KONISHI, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared JOE D. COUBATH
Name(s) of Signer(s)

☒ personally known to me – OR – ☐ 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.



WITNESS my hand and official seal.

Christina Coe Konishi
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: DECLARATION OF DEDICATION

Document Date: April 15, 2003 Number of Pages: 5

Signer(s) Other Than Named Above: AT TIME OF SIGNING - NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

EXHIBIT "A"PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR
RIGHT-OF-WAY DEDICATION ALONG ALMOND AVENUE

BEING A TRACT OF LAND OVER A PORTION OF LOTS 19 AND 20 OF THE ORANGE GROVE HOMESTEAD IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 2, PAGE 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID TRACT OF LAND ALSO BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL C IN THE CERTIFICATE OF COMPLIANCE RECORDED ON AUGUST 16, 1991, AS INSTRUMENT NO. 91-312389 OF THE OFFICIAL RECORDS OF SAID COUNTY, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL C, INSTRUMENT NO. 91-312389, OFFICIAL RECORDS; THENCE, ALONG THE NORTH LINE OF SAID PARCEL C, NORTH 89°29'16" EAST, 909.08 FEET TO THE NORTHEAST CORNER OF SAID PARCEL C; THENCE, ALONG THE EASTERLY LINE OF SAID PARCEL C, SOUTH 00°26'27" EAST, 74.06 FEET; THENCE, SOUTH 89°33'33" WEST, 21.75 FEET TO A LINE PARALLEL WITH THE CENTERLINE OF CALIFORNIA STREET; THENCE, ALONG SAID PARALLEL LINE NORTH 00°26'27" WEST, 5.77 FEET; THENCE, NORTH 45°30'44" WEST, 34.32 FEET TO A LINE PARALLEL WITH AND 44 FOOT SOUTHERLY OF SAID NORTH LINE, PARCEL C; THENCE, ALONG SAID PARALLEL LINE, SOUTH 89°29'16" WEST, 864.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 500 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 85°27'49" EAST; THENCE, ALONG SAID CURVE NORTHERLY, 44.06 FEET, THROUGH A CENTRAL ANGLE OF 05°02'55" TO THE POINT OF BEGINNING AND TO WHICH A RADIAL LINE BEARS NORTH 89°29'16" EAST.

CONTAINS 40,975 SQUARE FEET, MORE OR LESS, AND IS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

Last Update: 04/15/03
L:\2232\ROW\EX A E ALMOND.dwg

SURVEYOR:

PREPARED UNDER THE SUPERVISION OF:



Thienes Engineering, Inc.

CIVIL ENGINEERING • LAND SURVEYING
16800 VALLEY VIEW AVENUE
LA MIRADA, CALIFORNIA 90638
PH. (714) 521-4811 FAX (714) 521-4173

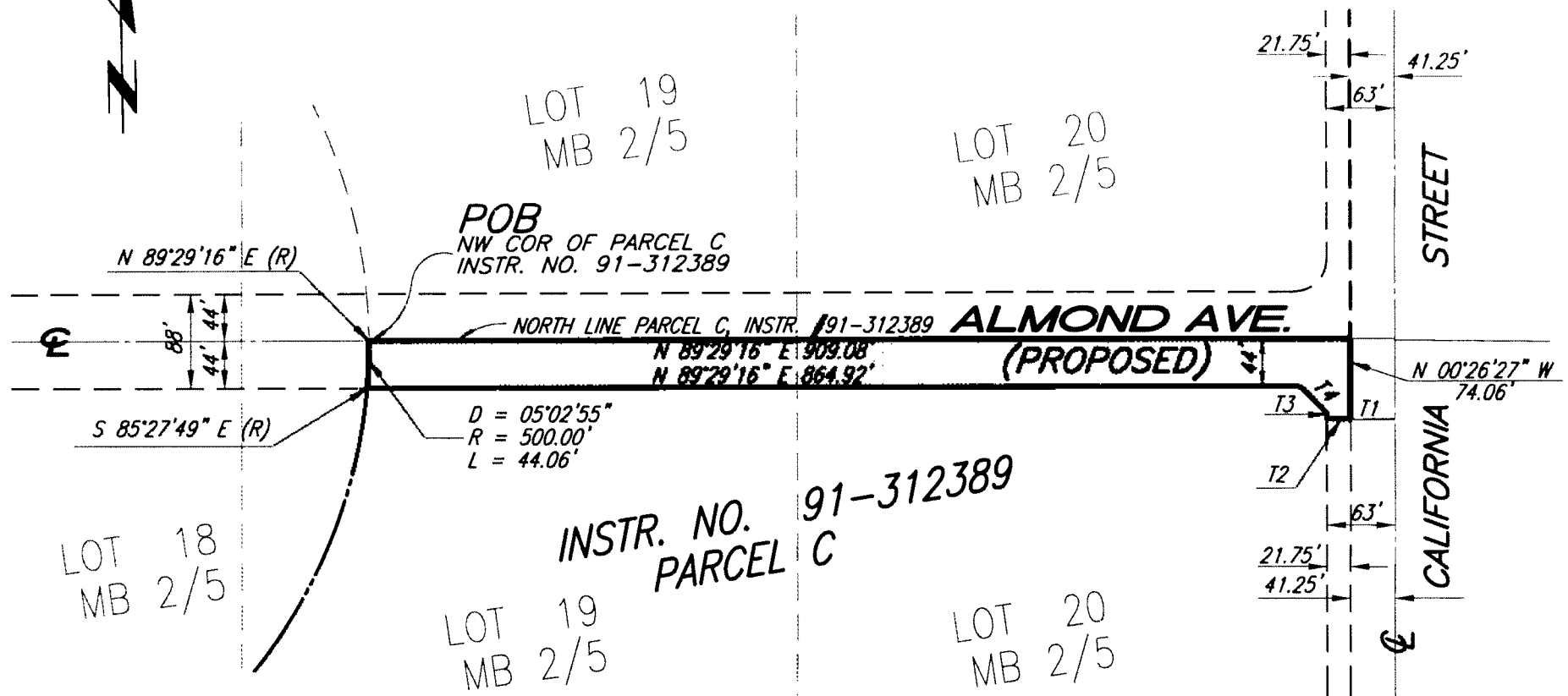
William E. Snow
WILLIAM E. SNOW
P.L.S. NO. 4725
REG. EXP. SEPT. 30, 2003

04/15/03
DATE



EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR
RIGHT-OF-WAY DEDICATION ALONG ALMOND AVENUE

**LEGEND:**

INDICATES R.O.W. TO BE DEDICATED
 TO CITY OF REDLANDS OVER PORTIONS
 OF INSTR. NO. 91-322390, PARCEL C.



CONTAINS: ±40,975 SQ. FT. OR 0.94 ACRES

Last Update: 04/15/03
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TANGENT TABLE

NO.	DISTANCE	BEARING
T1	41.25'	N 89°33'33" E
T2	21.75'	N 89°33'33" E
T3	5.77'	N 00°26'27" W
T4	34.32'	N 45°30'44" W

SURVEYOR:

PREPARED UNDER THE SUPERVISION OF:

WILLIAM E. SNOW
 P.L.S. NO. 4725
 REG. EXP. SEPT. 30, 2003

04/15/03
 DATE



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 CIVIL ENGINEERING • LAND SURVEYING
 16800 VALLEY VIEW AVENUE
 LA MIRADA, CALIFORNIA 90638
 PH.(714)521-4811 FAX(714)521-4173

EXHIBIT "C"PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR
RIGHT-OF-WAY DEDICATION ALONG LUGONIA AVENUE

BEING A 17.00 FOOT WIDE STRIP OF LAND ADJACENT TO AND NORTH OF THE NORTHERLY LINE OF LUGONIA AVENUE AS SHOWN ON THE RECORD OF SURVEY IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 113, PAGE 98 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID STRIP BEING A PORTION OF THAT CERTAIN TRACT OF LAND IN DESCRIBED IN THE CERTIFICATE OF COMPLIANCE RECORDED ON AUGUST 16, 1991, AS INSTRUMENT NO. 91-312389, PARCEL C, OF THE OFFICIAL RECORDS OF SAID COUNTY, SAID STRIP BEING DESCRIBED AS FOLLOWS:

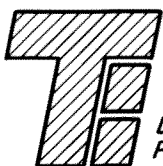
COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL C; THENCE, ALONG THE WESTERLY LINE OF SAID PARCEL C, NORTH 00°30'44" WEST, 35.00 FEET TO THE NORTHERLY LINE OF SAID LUGONIA AVENUE AND THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG SAID WESTERLY LINE, NORTH 00°30'44" WEST, 17.00 FEET TO A LINE PARALLEL WITH AND 17 FOOT NORTHERLY OF NORTHERLY LINE, LUGONIA AVENUE AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 113, PAGE 98 OF RECORDS OF SURVEY, IN SAID OFFICE OF THE COUNTY RECORDER; THENCE, ALONG SAID PARALLEL LINE, NORTH 89°25'49" EAST, 200.00 FEET TO A LINE PARALLEL WITH AND 200 FOOT EASTERLY OF THE WESTERLY LINE OF SAID PARCEL C; THENCE, ALONG SAID PARALLEL LINE, SOUTH 00°30'44" EAST, 17.00 FEET TO SAID NORTHERLY LINE, LUGONIA AVENUE; THENCE, ALONG SAID NORTHERLY LINE, LUGONIA AVENUE SOUTH 89°25'49" WEST, 200.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 3400 SQUARE FEET, MORE OR LESS AND IS SHOWN ON EXHIBIT "D" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

Last Update: 04/15/03
L:\2232\ROW\EX C LUGONIA.dwg



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LA MIRADA, CALIFORNIA 90638
PH.(714)521-4811 FAX(714)521-4173

SURVEYOR:

PREPARED UNDER THE SUPERVISION OF:

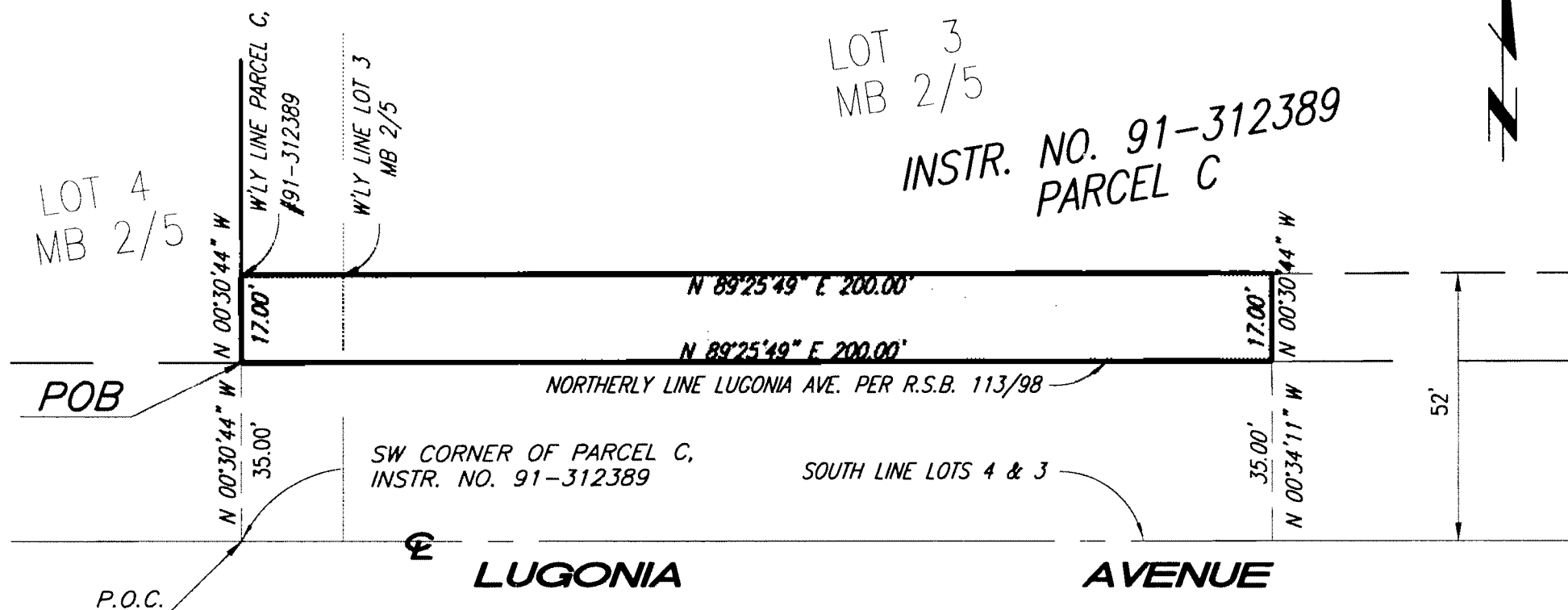
[Signature]
WILLIAM E. SNOW
P.L.S. NO. 4725
REG. EXP. SEPT 30, 2003

04/15/03
DATE



EXHIBIT 'D'

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR
RIGHT-OF-WAY DEDICATION ALONG LUGONIA AVENUE

**LEGEND:**

INDICATES R.O.W. TO BE
 DEDICATED TO CITY OF
 REDLANDS OVER PORTION
 OF INSTR. NO. 91-312389,
 PARCEL C.

CONTAINS: +/- 3400 SQ. FT.



Last Update: 04/15/03
 L:\2232\ROW\EX D LUGONIA.dwg

SURVEYOR:

PREPARED UNDER THE SUPERVISION OF:

William E. Snow
 WILLIAM E. SNOW
 P.L.S. NO. 4725
 REG. EXP. SEPT. 30, 2003

04/15/03
 DATE



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