



LARRY WALKER
Auditor/Controller - Recorder

R Regular Mail

RECORDING REQUESTED BY:

Municipal Utilities Department
City of Redlands

WHEN RECORDED RETURN TO:

CITY CLERK'S OFFICE
CITY OF REDLANDS
PO BOX 3005
REDLANDS, CA 92373

Doc#: **2004-0653066**



Titles: 1 Pages: 7

Fees	0.00
Taxes	0.00
Other	0.00
PAID	\$0.00

CORPORATION GRANT OF EASEMENT

FEES NOT REQUIRED
PER GOVERNMENT CODE
SECTION 6103

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I (We) Gerald F. Zigrossi

NAME OF GRANTORS

Bennie G. Zigrossi hereby grant to the City of Redlands, a Municipal Corporation duly organized in accordance with laws of the State of California, described as follows:

The permanent easement herein granted shall include: the right to construct, reconstruct, inspect, operate and repair water works and appurtenant structures for the purpose of extending water service; the right to enter upon and right-of-way at any time, or from time to time, to construct, maintain, operate, replace, and renew a water pipeline(s) and appurtenant structures in, upon, over and across said easement or any part thereof, and ingress and egress over the following described real property in the County of San Bernardino, State of California, described as follows:

See Exhibit "A" and "B"

Assessor's Parcel No. 0299-231-20 and 21

Date: 6-10-04

ATTACH NOTARY ACKNOWLEDGMENT:

CERTIFICATE OF ACCEPTANCE:

This is to certify that the interest in real property conveyed to City of Redlands
from Gerald F. Zigrossi & Bennie G. Zigrossi Dated: 6-10-04
to the City of Redlands, a governmental agency, is hereby accepted and the Grantee consents to the recording thereof by its duly authorized officer.

Dated 9-01-04

City Manager, City of Redlands

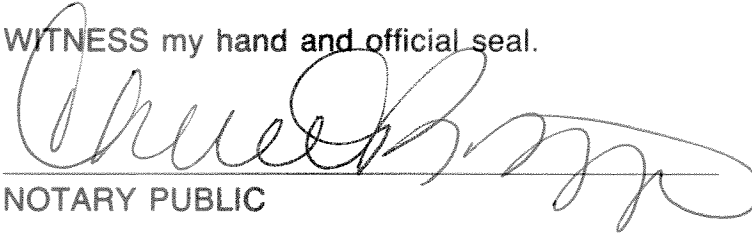


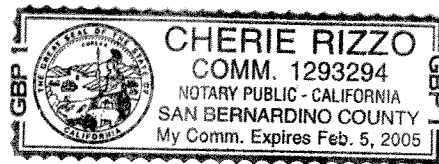
COMMONWEALTH LAND TITLE COMPANY

STATE OF CALIFORNIA)
COUNTY OF) ss

On 6-10-04 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Gerald F Zigrassi and Bennie D Zigrassi 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.


NOTARY PUBLIC



STATE OF CALIFORNIA)
COUNTY OF) ss

On _____ before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ 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.

NOTARY PUBLIC

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW:

Title or Type of Document:

Date of Document:

Other Signer(s) than Named Above:

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL "A"

BEING A PORTION OF PARCEL 2 OF PARCEL MAP NO. 15941, AS PER PLAT RECORDED IN BOOK 204 OF PARCEL MAPS, PAGES 9 THROUGH 10, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF WALNUT STREET, 30.00 FEET WIDE ON THE WESTERLY HALF, AND MIRA BELLA COURT, A PRIVATE ROAD, 36.00 FEET WIDE;

THENCE NORTH 89°20'20" WEST 30.00 FEET ALONG THE CENTERLINE OF SAID MIRA BELLA COURT TO THE WESTERLY RIGHT-OF-WAY OF SAID WALNUT AVENUE AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°20'20" WEST 20.00 FEET ALONG THE SAID CENTERLINE, SAID CENTERLINE BEING THE SOUTH AND SOUTHWESTERLY LINE OF SAID PARCEL 2, TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 150.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°12'17" A DISTANCE OF 144.53 FEET;

THENCE NORTH 34°08'03" WEST 52.18 FEET TO POINT "B," POINT "B" ALSO BEING THE INTERSECTION OF THE SOUTH LINE OF PARCEL 1 OF SAID PARCEL MAP NO. 15941 WITH THE CENTERLINE OF SAID MIRA BELLA COURT AND THE SOUTHWEST LINE OF SAID PARCEL 2;

THENCE CONTINUING ALONG THE SAID CENTERLINE NORTH 34°08'03" WEST 86.82 FEET;

THENCE SOUTH 55°51'07" WEST 27.00 FEET;

THENCE NORTH 56°29'37" WEST 45.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 45.00 FEET;

THENCE EAST-SOUTHEAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 112°21'34" A DISTANCE OF 88.25 FEET TO A POINT THAT LIES 18.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES TO THE SAID CENTERLINE;

THENCE SOUTH 34°08'03" EAST 139.00 FEET ALONG A LINE PARALLEL TO AND 18.00 FEET EASTERLY OF THE SAID CENTERLINE TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 132.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°12'17" A DISTANCE OF 127.18 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 20.00 FEET, WHOSE RADIAL BEARING IS NORTH 00°39'40" EAST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 31.42 FEET TO A POINT ON THE SAID WESTERLY RIGHT-OF-WAY OF SAID WALNUT STREET;

THENCE SOUTH 0°39'40" WEST 38.00 FEET ALONG THE SAID WESTERLY RIGHT-OF-WAY TO THE TRUE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 7,387.77 SQUARE FEET, MORE OR LESS.

SAID DESCRIBED PORTION IS SHOWN AS A PRIVATE ROAD, PRIVATE UTILITY, AND PRIVATE DRAINAGE EASEMENT ON SAID PARCEL MAP NO. 15941.

PARCEL "B"

BEING A PORTION OF PARCEL 1 OF PARCEL MAP NO. 15941, AS PER PLAT RECORDED IN BOOK 204 OF PARCEL MAPS, PAGES 9 THROUGH 10, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF WALNUT STREET, 30.00 FEET WIDE ON THE WESTERLY HALF, AND MIRA BELLA COURT, A PRIVATE ROAD, 36.00 FEET WIDE;

THENCE NORTH 89°20'20" WEST 30.00 FEET ALONG THE CENTERLINE OF SAID MIRA BELLA COURT TO THE WESTERLY RIGHT-OF-WAY OF SAID WALNUT AVENUE;

THENCE NORTH 89°20'20" WEST 20.00 FEET ALONG THE SAID CENTERLINE TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 150.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°12'17" A DISTANCE OF 144.53 FEET;

THENCE NORTH 34°08'03" WEST 52.18 FEET TO POINT "B," POINT "B" ALSO BEING THE INTERSECTION OF THE SOUTH LINE OF PARCEL 1 OF SAID PARCEL MAP NO. 15941 WITH THE CENTERLINE OF SAID MIRA BELLA COURT AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE SAID CENTERLINE NORTH 34°08'03" WEST 86.82 FEET;

THENCE SOUTH 55°51'07" WEST 27.00 FEET;

THENCE NORTH 56°29'37" WEST 45.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 45.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 147°53'51" A DISTANCE OF 116.15 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET, WHOSE RADIAL BEARING IS SOUTH 24°23'28" WEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°15'25" A DISTANCE OF 28.01 FEET TO A POINT THAT LIES 18.00 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES TO THE SAID CENTERLINE;

THENCE 34°08'03" EAST 20.17 FEET TO THE SOUTH LINE OF SAID PARCEL 1;

THENCE NORTH 64°03'25" EAST 18.19 FEET TO THE SAID CENTERLINE, SAID POINT BEING THE SOUTHEAST CORNER OF SAID PARCEL 1 AND THE TRUE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 4,801.84 SQUARE FEET, MORE OR LESS.

SAID DESCRIBED PORTION IS SHOWN AS A PRIVATE ROAD, PRIVATE UTILITY AND PRIVATE DRAINAGE EASEMENT ON SAID PARCEL MAP NO. 15941.

PARCEL "C"

BEING A PORTION OF LOTS 1 AND 12 IN BLOCK 28 OF THE CRAFTON TRACT, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 OF MAPS, PAGE 14, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS DESCRIBED BY CERTIFICATE OF COMPLIANCE NO. 04-218, RECORDED AS DOCUMENT NO. 2004-602074, OFFICIAL RECORDS, THAT PORTION BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF WALNUT STREET, 30.00 FEET WIDE ON THE WESTERLY HALF, AND MIRA BELLA COURT, A PRIVATE ROAD, 36.00 FEET WIDE;

THENCE NORTH 89°20'20" WEST 30.00 FEET ALONG THE CENTERLINE OF SAID MIRA BELLA COURT TO THE WESTERLY RIGHT-OF-WAY OF SAID WALNUT AVENUE AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°20'20" WEST 20.00 FEET ALONG THE SAID CENTERLINE, SAID CENTERLINE BEING THE NORTH AND NORTHEASTERLY LINE OF SAID REMAINDER PARCEL TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 150.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°12'17" A DISTANCE OF 144.53 FEET;

THENCE NORTH 34°08'03" WEST 52.18 FEET TO POINT "B" AS DESCRIBED IN PARCEL "A," POINT "B" ALSO BEING THE INTERSECTION OF THE NORTH LINE OF SAID REMAINDER PARCEL WITH THE CENTERLINE OF SAID MIRA BELLA COURT AND THE NORTHEAST LINE OF THE SAID REMAINDER PARCEL;

THENCE SOUTH 64°03'25" WEST 18.19 FEET ALONG THE SAID NORTH LINE TO A POINT THAT LIES 18.00 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES TO THE SAID CENTERLINE AND SAID NORTHEASTERLY LINE;

THENCE SOUTH 34°08'03" EAST 54.77 FEET ALONG A LINE THAT LIES WESTERLY OF AND PARALLEL TO THE SAID CENTERLINE AND SAID NORTHEASTERLY LINE TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 168.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°12'17" A DISTANCE OF 161.87 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 20.00 FEET, WHOSE RADIAL BEARING IS SOUTH 0°39'40" WEST;

THENCE SOUTHEAST ALONG THE ARC OF SAID CURVE A DISTANCE OF 31.42 FEET TO A POINT ON THE SAID WESTERLY RIGHT-OF-WAY;

THENCE NORTH 0°39'40" EAST 38.00 FEET ALONG THE SAID WESTERLY RIGHT-OF-WAY TO THE TRUE POINT OF BEGINNING;
SAID DESCRIPTION CONTAINS 4,165.87 SQUARE FEET, MORE OR LESS.

SAID DESCRIBED PORTION IS SHOWN AS AN 18.00-FOOT PRIVATE ROAD EASEMENT PER DOCUMENT NO. 2004-602075, OFFICIAL RECORDS.


CARSON L. STORER, P.L.S. 3913
EXPIRATION DATE: JUNE 30, 2004



EXHIBIT 'B'

C1 $\Delta = 90^{\circ}00'00''$ R= 20.00' T= 20.00' L= 31.42'	C2 $\Delta = 55^{\circ}12'17''$ R= 150.00' T= 78.43' L= 144.53'	C3 $\Delta = 112^{\circ}21'34''$ R= 45.00' T= 67.17' L= 88.25'
C4 $\Delta = 55^{\circ}12'17''$ R= 132.00' T= 69.01' L= 127.18'	C5 $\Delta = 147^{\circ}53'51''$ R= 45.00' T= 156.32' L= 116.15'	C6 $\Delta = 80^{\circ}15'25''$ R= 20.00' T= 16.86' L= 28.01'
C7 $\Delta = 55^{\circ}12'17''$ R= 168.00' T= 87.84' L= 161.87'		

PARCEL 1

PARCEL 2

PARCEL 'B'

PARCEL MAP NO.

REMAINDER PARCEL
C. OF C. DOC. NO. 04-218
2004- 602074, O.R.

- L1 N89°20'20"W 30.00'
- L2 N34°08'03"W 86.82'
- L3 N34°08'03"W 52.18'
- L4 S55°51'57"W 27.00'
- L5 N56°29'37"W 45.00'
- L6 N00°39'40"W 38.00'
- L7 N34°08'03"W 20.17'
- L8 N34°08'03"W 54.77'
- L9 S00°39'40"W 38.00'
- L10 N89°20'20"W 20.00'
- L11 N34°08'03"W 139.00'

(A) INDICATES PRIVATE ROAD,
PRIVATE UTILITY, AND PRIVATE
DRAINAGE EASEMENT PER
PM NO. 15941



CARSON L. STORER PLS 3913
EXPIRATION DATE: JUNE 30, 2004

15941
PMB 204 / 9-10

PT 'B'
P.O.B.

(PRIVATE ROAD)

PARCEL 'A'

18' PRIVATE ROAD
EASEMENT PER
DOC. NO. 2004-
602075, O.R.

PARCEL 'C'

50°39'40"W
PRC

N0°39'40"E
PCC

P.O.C.

P.O.B.

WALNUT STREET

