

Recorded in Official Records, County of San Bernardino



LARRY WALKER
Auditor/Controller - Recorder

11/30/2007
4:47 PM
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R Regular Mail

Doc#: 2007 - 0675082



Titles:	1	Pages:	10
Fees			0.00
Taxes			0.00
Other			0.00
PAID			\$0.00

RECORDING REQUESTED BY:

PUBLIC WORKS DEPARTMENT
CITY OF REDLANDS

WHEN RECORDED, RETURN TO:

CITY CLERK-S OFFICE
CITY OF REDLANDS
P. O. BOX 3005
REDLANDS, CA 92373

FEES NOT REQUIRED

PER GOVERNMENT CODE
SECTION 6103

GRANT OF ROADWAY EASEMENT

This Grant of Roadway Easement is entered into by and between

JLS Enterprises, LP

Full Name of Grantor

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

JLS Enterprises, LP

Full Name of Grantor

hereby grants to City 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 roadway 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 November 14, 2007

JLS Enterprises, LP

By:

Lawrence Tepper

Lawrence Tepper

Partner
Lawrence Tepper, Partner

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed to the City of Redlands, a Municipal Corporation, dated November 14, 2007, from JLS Enterprises, LP, is hereby accepted and the City consents to recordation thereof by its duly authorized officer.

Dated:

November 26, 2007



City Manager
City of Redlands

STATE OF CALIFORNIA)
COUNTY OF San Bernardino) ss.

personally appeared Lawrence Teepee
Name(s) of Signer(s)

G ~~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.~~

Signature of Notary Public



EXHIBIT "A"
SIDEWALK EASEMENT

PARCEL "A"

That portion of lot 5 of the Henry L. Williams Tract in the city of Redlands, county of San Bernardino, state of California as per map recorded in Book 11, Page 17 of Maps in the office of the County Recorder of said County, described as follows:

Beginning at the intersection of California Street and Orange Tree Lane as shown on Tract No. 12174 as per map recorded in Book 177, Pages 67 and 68 of Maps in the office of the County Recorder of said County; **thence** along the center line of Orange Tree Lane North $89^{\circ} 36' 26''$ East 84.79 feet; **thence** South $00^{\circ} 23' 34''$ East 40.00 feet to a point on a line parallel to and 40.00 feet south from the center line of Orange Tree Lane as shown on said Tract No. 12174 and the **True Point of Beginning**; **thence** west along said parallel line South $89^{\circ} 36' 26''$ West 20.78 feet to the beginning of a non-tangent curve concave southeast having a radius of 13.00 feet and to which beginning a radial line bears North $67^{\circ} 46' 22''$ West; **thence** southwesterly and southerly 5.13 feet along said curve through a central angle of $22^{\circ} 37' 11''$ to a point on a line parallel and 63.00 feet east from the center line of California Street as shown on said Tract No. 12174; **thence** south along said parallel line South $0^{\circ} 23' 34''$ East 255.74 feet to the North line of Caltrans Right of Way as shown on Caltrans Right of Way Map no. 916072; **thence** easterly along said Right of Way line South $87^{\circ} 29' 54''$ East 16.02 feet to a point on a line parallel to and 79.00 feet east from the center line of California Street as shown on said Tract No. 12174; **thence** northerly along said parallel line North $0^{\circ} 23' 34''$ West 255.77'; **thence** North $44^{\circ} 36' 26''$ East 8.18 feet to the **True Point of Beginning**.

All as shown on Exhibit "B" attached hereto and by this reference made a part hereof.

Prepared by me or under my direction



ATANACIO PAYAN

10-30-07

DATE

RamCam engineering group, inc.
670 E. Parkridge Ave., #101
Corona, CA 92879
Tel. (951) 734-6330

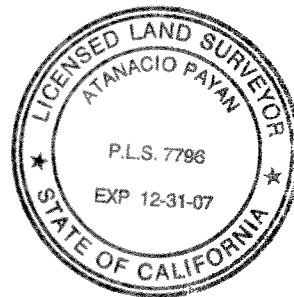


EXHIBIT "A"
SIDEWALK EASEMENT

PARCEL "B"

That portion of lot 5 of the Henry L. Williams Tract in the city of Redlands, county of San Bernardino, state of California as per map recorded in Book 11, Page 17 of Maps in the office of the County Recorder of said County, described as follows:

Beginning at the intersection of California Street and Orange Tree Lane as shown on Tract No. 12174 as per map recorded in Book 177, Pages 67 and 68 of Maps in the office of the County Recorder of said County; **thence** along the center line of Orange Tree Lane the following three courses: (1) North 89° 36' 26" East 262.75 feet to the beginning of a tangent curve concave to the southwest having a radius of 165.00 feet; (2) southeasterly 129.59 feet along said curve through a central angle of 45° 00' 00"; (3) South 45° 23' 34" East 15.30 feet; **thence** South 44° 36' 26" West 40.00 feet to a point on a line parallel to and 40.00 feet southwest from the center line of Orange Tree Lane as shown on said Tract No. 12174 and the **True Point of Beginning**; **thence** along said parallel line South 45° 23' 34" East 82.51 feet; **thence** South 44° 36' 26" West 2.25 feet to a point on a line parallel to and 42.25 feet southwest from the centerline of Orange Tree Lane as shown on said Tract No. 12174; **thence** northwesterly along said parallel line North 45° 23' 34" West 82.51 feet; **thence** North 44° 36' 26" East 2.25 feet to the **True Point of Beginning**.

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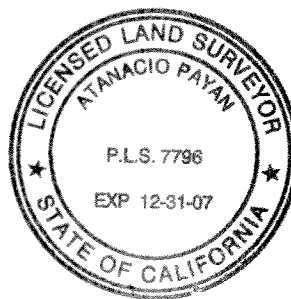


EXHIBIT "A"
SIDEWALK EASEMENT

PARCEL "C"

That portion of lot 5 of the Henry L. Williams Tract in the city of Redlands, county of San Bernardino, state of California as per map recorded in Book 11, Page 17 of Maps in the office of the County Recorder of said County, described as follows:

Beginning at the intersection of California Street and Orange Tree Lane as shown on Tract No. 12174 as per map recorded in Book 177, Pages 67 and 68 of Maps in the office of the County Recorder of said County; **thence** along the center line of Orange Tree Lane the following three courses: (1) North 89° 36' 26" East 262.75 feet to the beginning of a tangent curve concave to the southwest having a radius of 165.00 feet; (2) southeasterly 129.59 feet along said curve through a central angle of 45° 00' 00"; (3) South 45° 23' 34" East 148.50; **thence** South 44° 36' 26" West 32.00 feet to a point on a line parallel to and 32.00 feet southwest from the center line of Orange Tree Lane as shown on said Tract No. 12174 and the **True Point of Beginning**; **thence** along said parallel line South 45° 23' 34" East 133.26 feet to the beginning of a tangent curve concave to the northeast having a radius of 214.88 feet, said curve being concentric to and 32.00 feet south from the center line of Orange Tree Lane as shown on said Tract 12174; **thence** southeasterly 162.48 feet along said curve through a central angle of 43° 19' 27" to a point on the north line of Caltrans Right of Way as shown on Caltrans Right of Way Map No. 916072; **thence** westerly along said Right of Way Line North 87° 29' 54" West 77.99 feet to the beginning of a curve concentric to and 44.15 feet south from the center line of Orange Tree Lane having a radius of 227.03 feet and to which beginning a radial line bears South 21° 22' 09" West; **thence** northwesterly 92.08 feet along said curve through a central angle of 23° 14' 15"; **thence** North 45° 23' 34" West 133.26 feet; **thence** North 44° 36' 26" East 12.15 feet to the **True Point of Beginning**.

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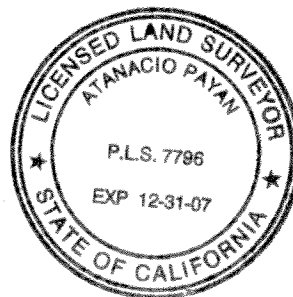


EXHIBIT "B"

SIDEWALK EASEMENT

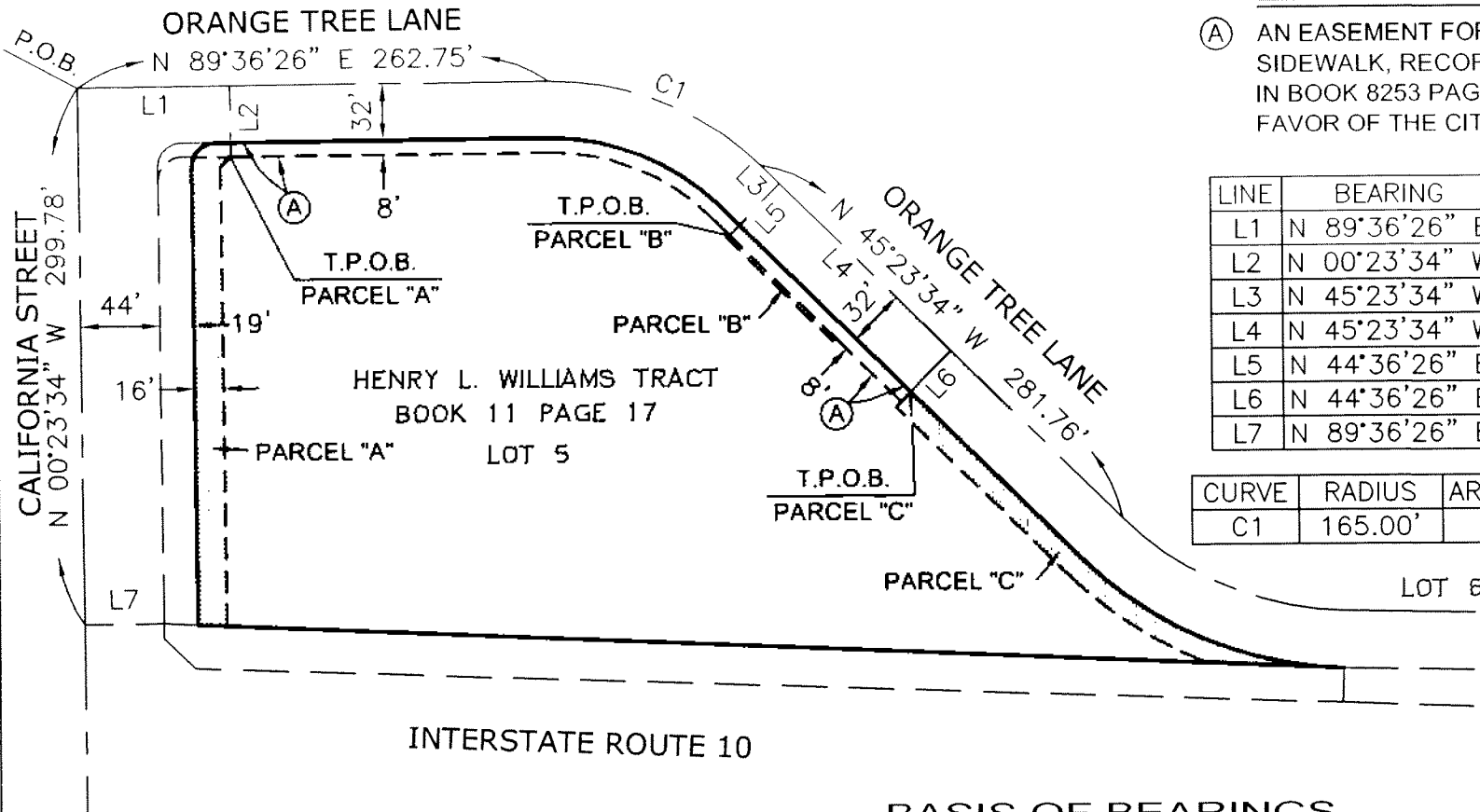
SHEET 4 OF 7 SHEETS

EASEMENT NOTES:

- (A) AN EASEMENT FOR TREE PLANTING AND SIDEWALK, RECORDED AUGUST 23, 1973 IN BOOK 8253 PAGE 594-596 O.R., IN FAVOR OF THE CITY OF REDLANDS

LINE	BEARING	DISTANCE
L1	N 89°36'26" E	84.79'
L2	N 00°23'34" W	40.00'
L3	N 45°23'34" W	15.30'
L4	N 45°23'34" W	133.20'
L5	N 44°36'26" E	40.00'
L6	N 44°36'26" E	32.00'
L7	N 89°36'26" E	44.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	165.00'	129.59'	45°00'00"



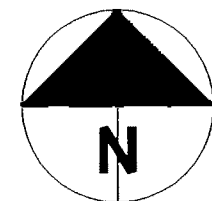
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DIRECTION AND SUPERVISION

Atanacio Payan 10-30-07
ATANACIO PAYAN DATE



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTER LINE OF CALIFORNIA STREET BEING N 00° 23' 34" W AS SHOWN ON RECORD OF SURVEY 28/49, RECORDS OF SAN BERNARDINO COUNTY.

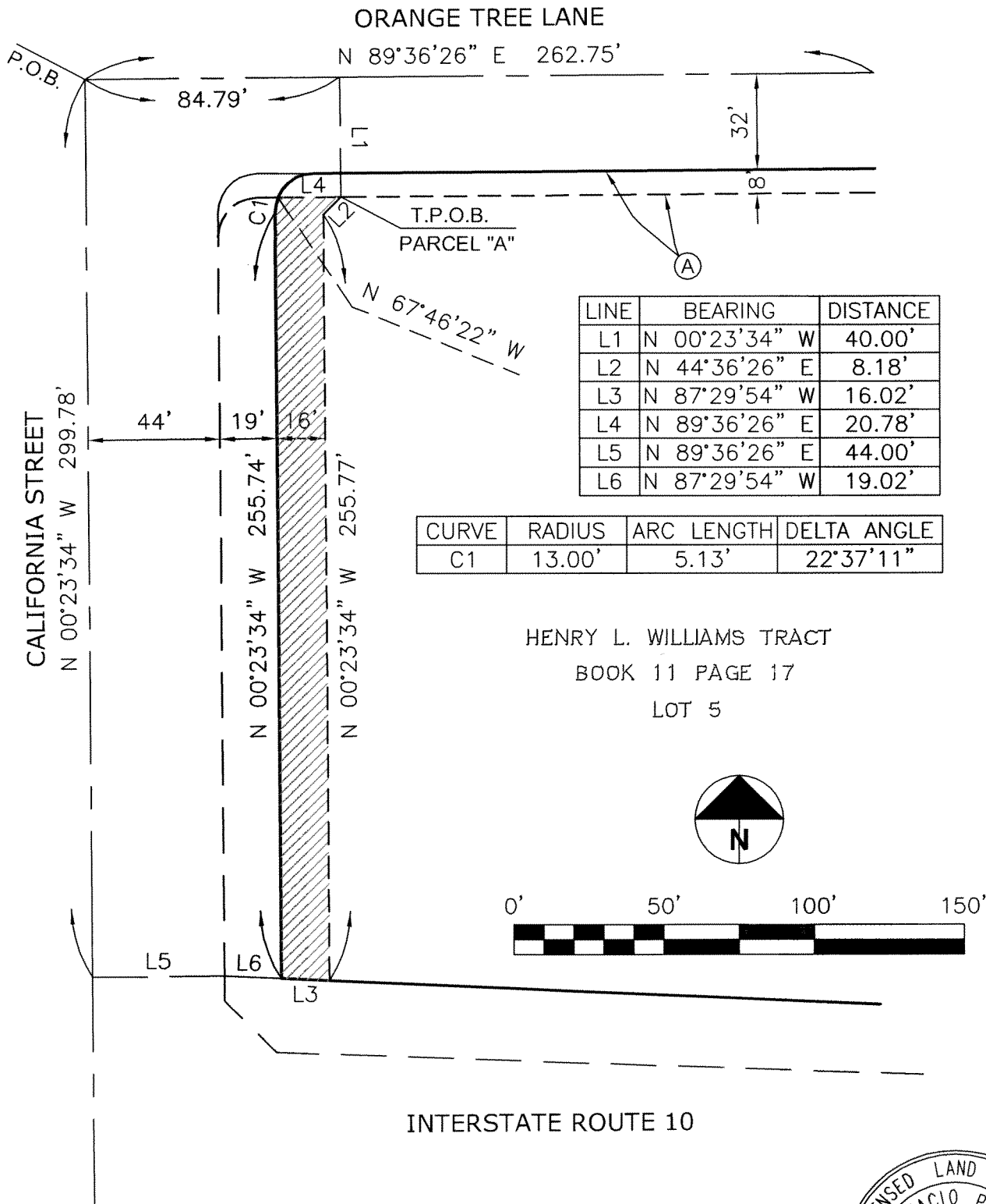


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EXHIBIT "B"

SHEET 5 OF 7 SHEETS

SIDEWALK EASEMENT (PARCEL "A")



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ATANACIO PAYAN

10-30-07
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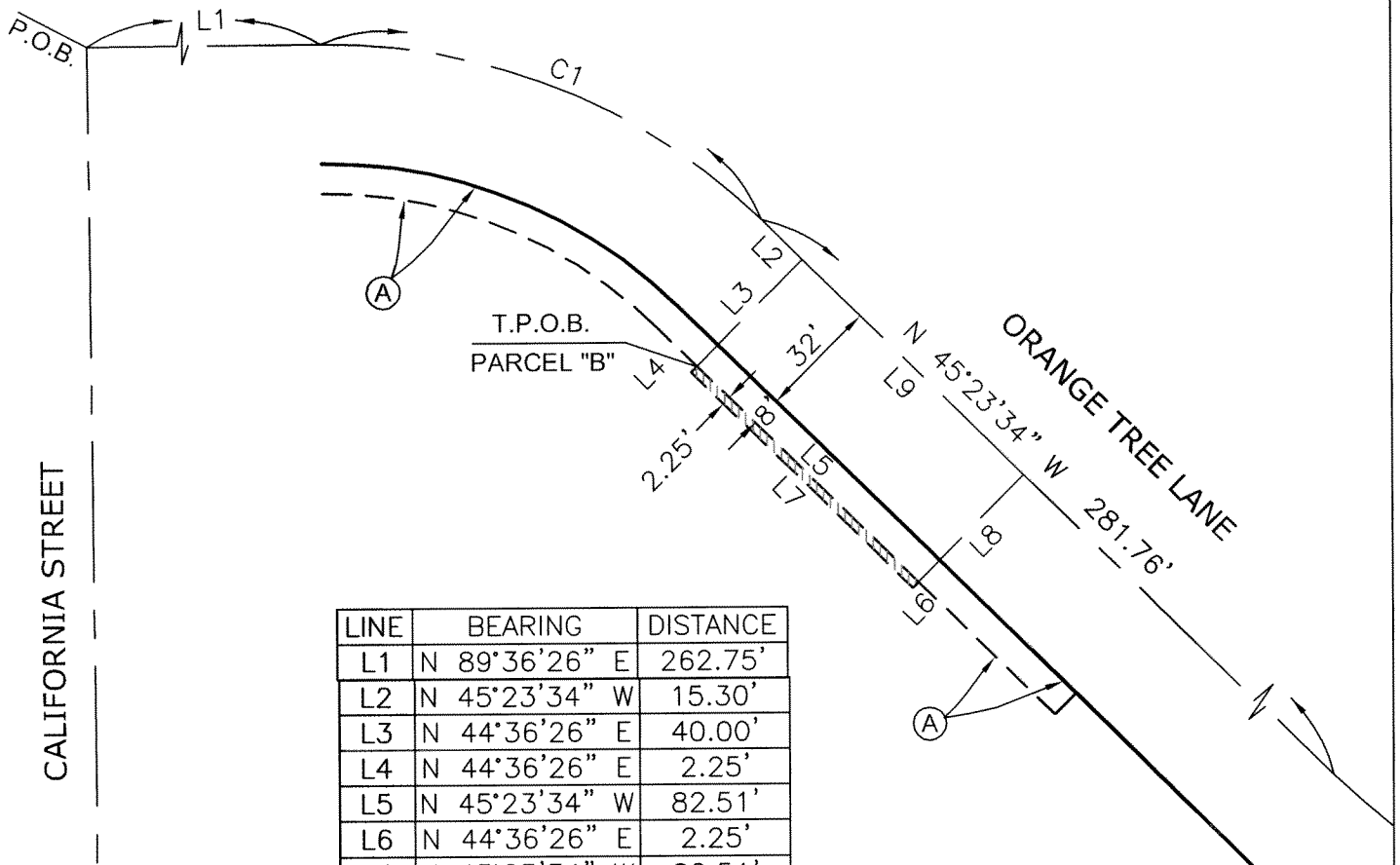


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EXHIBIT "B"

SHEET 6 OF 7 SHEETS

SIDEWALK EASEMENT (PARCEL "B")



LINE	BEARING	DISTANCE
L1	N 89°36'26" E	262.75'
L2	N 45°23'34" W	15.30'
L3	N 44°36'26" E	40.00'
L4	N 44°36'26" E	2.25'
L5	N 45°23'34" W	82.51'
L6	N 44°36'26" E	2.25'
L7	N 45°23'34" W	82.51'
L8	N 44°36'26" E	40.00'
L9	N 45°23'34" W	82.51'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	165.00'	129.59'	45°00'00"



HENRY L. WILLIAMS TRACT
BOOK 11 PAGE 17
LOT 5

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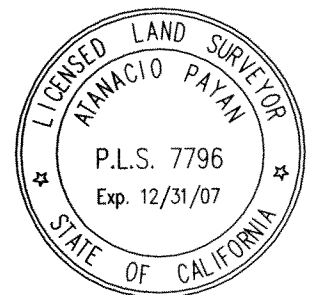


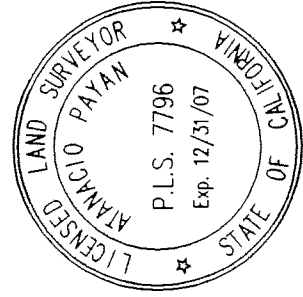
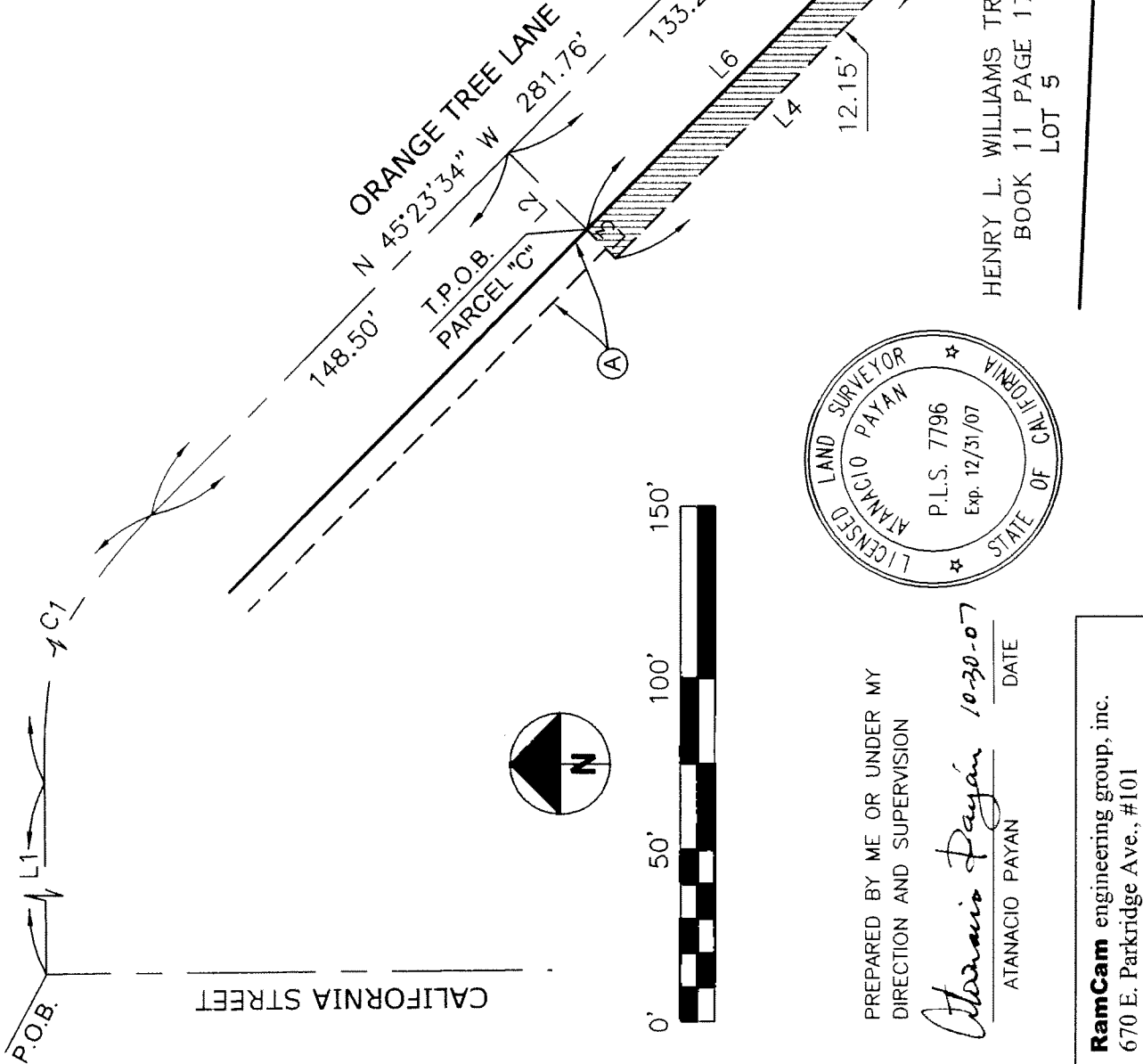
EXHIBIT "B"

SHEET 7 OF 7 SHEETS

SIDEWALK EASEMENT (PARCEL "C")

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	165.00'	129.59'	45°00'00"
C2	182.88'	138.28'	43°19'27"
C3	227.03'	92.08'	23°14'15"
C4	214.88'	162.48'	43°19'27"

LINE	BEARING	DISTANCE
L1	N 89°36'26" E	262.75'
L2	N 44°36'26" E	32.00'
L3	N 44°36'26" E	12.15'
L4	N 45°23'34" W	133.26'
L5	N 87°29'54" W	77.99'
L6	N 45°23'34" W	133.26'
L7	N 01°16'59" E	32.00'



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INTERSTATE ROUTE 10