

RECORDING REQUESTED BY

CITY OF REDLANDS
AND WHEN RECORDED MAIL DOCUMENT TO:

NAME CITY CLERK
CITY OF REDLANDS
STREET P.O. BOX 3005
ADDRESS
CITY, STATE & REDLANDS, CA 92373
ZIP CODE

Recorded in Official Records, County of San Bernardino



BOB DUTTON
ASSESSOR - RECORDER - CLERK

C Priority Mail

12/14/2015
11:10 AM
ALS
SAN

Doc#: 2015-0544569



Titles:	1	Pages:	7
Fees			0.00
Taxes			0.00
Other			0.00
PAID			\$0.00

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

FEES NOT REQUIRED
PER GOVERNMENT CODE
SECTION 6103

(THIS SPACE FOR RECORDER'S USE ONLY)

APN 0169-121-13-0-000

GRANT OF SIDEWALK EASEMENT

This Grant of Sidewalk Easement is entered into by and between

KEITH COFFEEN AND CHERI COFFEEN, HUSBAND AND WIFE AS COMMUNITY PROPERTY

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

KEITH COFFEEN AND CHERI COFFEEN, HUSBAND AND WIFE AS COMMUNITY PROPERTY

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 11/19/2015, 2015

By

Keith Coffeen

By

Cheri Coffeen

ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 November 19, 2015 before me, Kara Waggoner, Notary Public
(Please insert name and title of the officer)

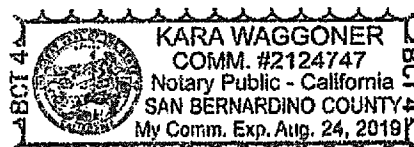
personally appeared Keith Lee Coffeen
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is are subscribed to the within instrument and acknowledged to me that
he she/they executed the same in his her/their authorized capacity(ies), and that by
his her/their signature(s) 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.

Kara Waggoner
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Grant of Sidewalk

(Title or description of attached document)

Easement

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 November 18, 2015 before me, Kara Waggoner, Notary Public,
(Here insert name and title of the officer)

personally appeared Cheri Coffeen
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.

Kara Waggoner
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Grant of Sidewalk

(Title or description of attached document)

Easement

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

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☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

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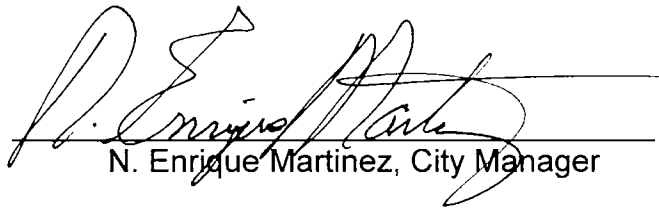
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 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

FORM OF CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the deed or grant dated, 11/19/2015 by Keith Coffeen and Cheri Coffeen, 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: 12/8/15

BY:


N. Enrique Martinez, City Manager

ATTEST:


Sam Irwin, City Clerk

EXHIBIT "A"

SIDEWALK EASEMENT LEGAL DESCRIPTION:

APN: 0169-121-13-0-000

A PORTION OF PARCEL 1 OF PARCEL MAP NO. 2435, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 20 OF PARCEL MAPS, PAGE 89, RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1" PIPE, ACCEPTED TO MARK THE CENTER-LINE INTERSECTION OF NEW YORK STREET AND PARK AVENUE AS SHOWN ON PARCEL MAP NO. 2435, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 20 OF PARCEL MAPS, PAGE 89, RECORDS OF SAID COUNTY;

THENCE NORTH 01°00'46" WEST ALONG THE CENTER LINE OF SAID NEW YORK STREET PER SAID PARCEL MAP A DISTANCE OF 992.07 FEET;

THENCE DEPARTING SAID CENTER-LINE NORTH 88°59'14" EAST, A DISTANCE OF 32.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NEW YORK STREET AND THE POINT OF BEGINNING;

THENCE NORTH 01°00'46" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 51.00 FEET;

THENCE DEPARTING SAID RIGHT OF WAY LINE NORTH 88°59'14" EAST, 1.00 FOOT;

THENCE SOUTH 44°56'23" EAST, 14.00 FEET;

THENCE SOUTH 01°00'46" EAST, 31.57 FEET;

THENCE SOUTH 45°03'37" WEST, 13.48 FEET;

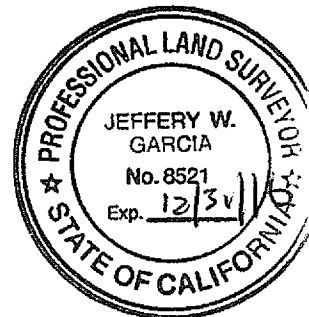
THENCE SOUTH 88°59'14" WEST, 1.00 FOOT TO THE POINT OF BEGINNING.

SEE EXHIBIT "B" ATTACHED AND MADE A PART HERewith.

DEDICATION AREA: 452 SQUARE FEET

PREPARED BY:

AMBIT CONSULTING



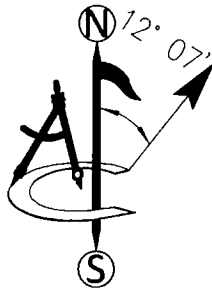

JEFFERY W. GARCIA

LS #8521

10/30/16
DATE

EXHIBIT "B"

A PORTION OF PARCEL 1
PARCEL MAP NO. 2435
MAP BOOK 20, PAGE 89
COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA

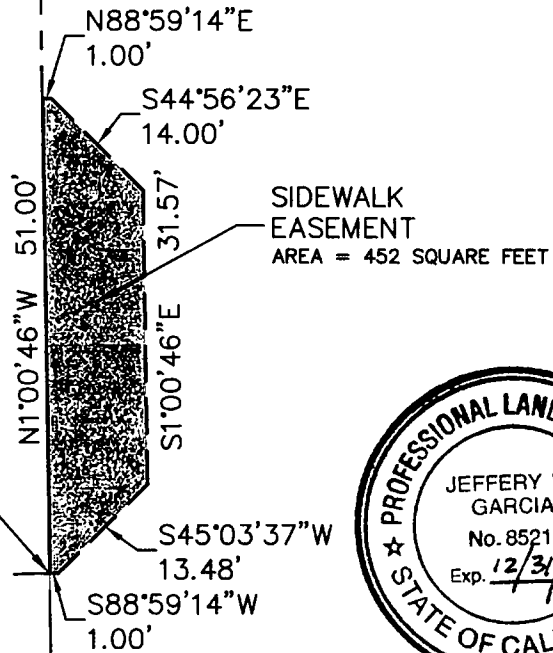


STATE HIGHWAY 10

32.0' R.O.W.

NEW YORK STREET

PARCEL 1



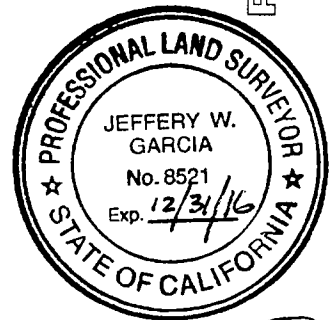
POINT OF BEGINNING

32.00'
N88°59'14"E

N1°00'46"W
992.07'

POINT OF COMMENCEMENT
FD. 1" IRON PIPE

CL PARK AVE.



[Signature]
11/25/15

APN 0169-121-13-0-000
SIDEWALK EASEMENT
700 NEW YORK STREET
REDLANDS, CALIFORNIA

AUGUST, 2015

SCALE: 1" = 20'