

Recording Requested by
City of Fontana

When Recorded Mail To:

City of Fontana
8353 Sierra Avenue
Fontana, CA 92335
ATTN: Engineering Division

APN: 0255-011-01; -02;-03

Recorded in Official Records, County of San Bernardino



DENNIS DRAEGER
ASSESSOR – RECORDER – CLERK

6/19/2012
4:29 PM
ALS

338 City of Fontana – Dvlpmnt Svs

Doc#: 2012-0246734



Titles: 1 Pages: 9

Fees	0.00
Taxes	0.00
Other	0.00
PAID	\$0.00

No Recording Fee required; this
document is Exempt from Fee pursuant
to Government Code Section 27383.
Documentary Tax Due: \$None 

**THIS CORRECTED EASEMENT DEED IS RECORDED FOR
THE PURPOSE OF CORRECTING THE LEGAL DESCRIPTION
AND DEED PLAT RECORDED DECEMBER 18, 2008 AS
INSTRUMENT NO. 2008-0559087.**

Corrected Easement Deed

CITY INDEX NO. 5110

Recording Requested by
City of Fontana

When Recorded Mail To:

City of Fontana
8353 Sierra Avenue
Fontana, CA 92335
ATTN: Engineering Division

APN: 0255-011-01; -02;-03
Address: SE Corner of Citrus Ave and Slover Ave.
Building Permit

No Recording Fee required; this
document is Exempt from Fee pursuant
to Government Code Section 27383.
Documentary Tax Due: \$None

By: 

Easement Deed

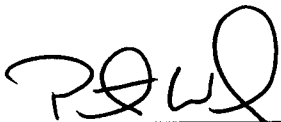
(Grantors) Citrus and Slover, LLC, a California limited liability company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby
grant to the **City of Fontana, a Municipal Corporation**, an Easement for street, highway and public
utility purposes over, under, and upon the real property is the City of Fontana, County of San Bernardino,
State of California described as follows:

See attached legal description Exhibit "A" Sheets 3-5 of 8.

Said described parcels are a shown on Deed Plat, (Exhibit "B") Sheets 6-8 of 8.

This document was prepared under supervision of:


Peter Weilbacher, L.S. 8403

6-11-12
Date

Dated this 14 day of JUNE, 20 12

GRANTOR: Citrus and Slover, LLC,

BY: [Signature]

David Wiener
(Print Name)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

State of California

County of Los Angeles

On 6/14/2012 before me, Sheedeh Malekpour a Notary Public
DATE NAME, TITLE OF OFFICER

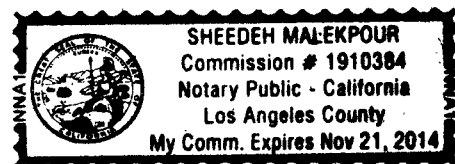
personally appeared David Wiener
David Wiener NAME(S) OF SIGNER(S)

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.

Sheedeh Malekpour
SIGNATURE OF NOTARY



CITY OF FONTANA ACCEPTANCE CERTIFICATE

This is to certify that the interest in real property conveyed by the deed or grant deed dated 6.14.12 from Citrus and Slover, LLC, a California limited liability company to the City of Fontana, California, a Municipal Corporation, is hereby accepted by the undersigned officer pursuant to authority conferred by resolution of the City Council adopted on July 16, 1991; and the grantee consents to the recordation thereof by its duly authorized officer.

By: [Signature]
Ricardo Sandoval, P.E., P.L.S.
City Engineer
City of Fontana

EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
CITRUS AVENUE & SLOVER AVENUE
LEGAL DESCRIPTION

BEING A PORTION OF THE WEST 13.35 ACRES OF LOT 748, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF CITRUS AVENUE AND SLOVER AVENUE AS SHOWN ON SAID MAP; THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID CITRUS AVENUE, SOUTH $00^{\circ}17'56''$ WEST, 660.12 FEET TO THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 748; THENCE EASTERLY ALONG SAID PROLONGATION AND SOUTH LINE, NORTH $89^{\circ}52'20''$ EAST, 43.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 18.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH $89^{\circ}46'20''$ EAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}04'16''$, AN ARC LENGTH OF 28.30 FEET; THENCE SOUTH $89^{\circ}42'04''$ EAST, 4.50 FEET; THENCE NORTH $00^{\circ}17'56''$ EAST, 41.00 FEET; THENCE NORTH $89^{\circ}42'04''$ WEST, 4.50 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 18.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $46^{\circ}14'18''$, AN ARC LENGTH OF 14.53 FEET; THENCE NORTH $00^{\circ}17'56''$ EAST, 116.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 18.50 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH $44^{\circ}20'15''$ WEST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $44^{\circ}38'11''$, AN ARC LENGTH OF 14.41 FEET; THENCE SOUTH $89^{\circ}42'04''$ EAST, 4.50 FEET; THENCE NORTH $00^{\circ}17'56''$ EAST, 53.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 23.50 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH $01^{\circ}31'07''$ EAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $48^{\circ}45'58''$, AN ARC LENGTH OF 20.00 FEET; THENCE NORTH $00^{\circ}17'56''$ EAST, 65.38 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 150.46 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $14^{\circ}02'10''$, AN ARC LENGTH OF 36.86 FEET; THENCE NORTH $14^{\circ}20'06''$ EAST, 42.46 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 174.46 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $14^{\circ}02'10''$, AN ARC LENGTH OF 42.74 FEET; THENCE NORTH $00^{\circ}17'56''$ EAST, 130.00 FEET; THENCE NORTH $45^{\circ}05'07''$ EAST, 53.54 FEET; THENCE NORTH $89^{\circ}52'18''$ EAST, 32.10 FEET TO THE

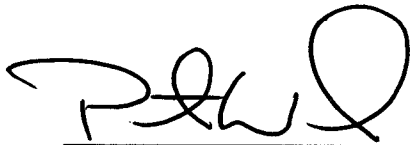
BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 52.50 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°39'51", AN ARC LENGTH OF 20.77 FEET TO A POINT OF REVERSE CURVATURE; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 77.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°39'55", AN ARC LENGTH OF 30.46 FEET; THENCE NORTH 89°52'18" EAST, 83.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 18.50 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 45°13'39" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°48'51", AN ARC LENGTH OF 12.21 FEET; THENCE NORTH 89°52'18" EAST, 48.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 18.50 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 83°17'54" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°48'51", AN ARC LENGTH OF 12.21 FEET; THENCE NORTH 89°52'18" EAST, 73.16 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 77.50 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°37'12", AN ARC LENGTH OF 30.60 FEET TO A POINT OF REVERSE CURVATURE; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 52.50 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°37'12", AN ARC LENGTH OF 20.73 FEET; THENCE NORTH 89°52'18" EAST, 106.21 FEET; THENCE NORTH 87°54'05" EAST 29.09 FEET; THENCE NORTH 89°52'18" EAST 127.50 FEET; THENCE SOUTH 45°53'47" EAST 19.18 FEET; THENCE NORTH 89°52'18" EAST 61.95 FEET; THENCE NORTH 44°06'13" EAST 18.67 FEET; THENCE NORTH 89°52'18" EAST 76.25 FEET TO THE EAST LINE OF THE WEST 13.35 ACRES OF SAID LOT 748; THENCE NORTHERLY ALONG SAID EAST LINE AND IT'S NORTHERLY PROLONGATION NORTH 00°18'20" EAST, 58.00 FEET TO THE CENTERLINE OF SAID SLOVER AVENUE; THENCE WESTERLY ALONG SAID CENTERLINE SOUTH 89°52'18" WEST, 881.13 FEET TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM ANY PORTION PREVIOUSLY DEDICATED FOR ROAD PURPOSES.

AREAS AND DISTANCES COMPUTED TO CENTERS OF ADJOINING STREETS AS SHOWN ON SAID MAP.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.623 ACRES, MORE OR LESS.

SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.



PETER E. WEILBACHER, PLS

DATE: 6-11-12

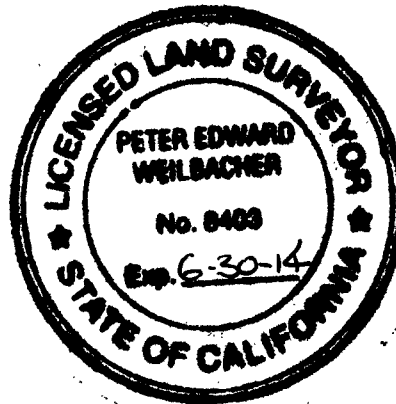
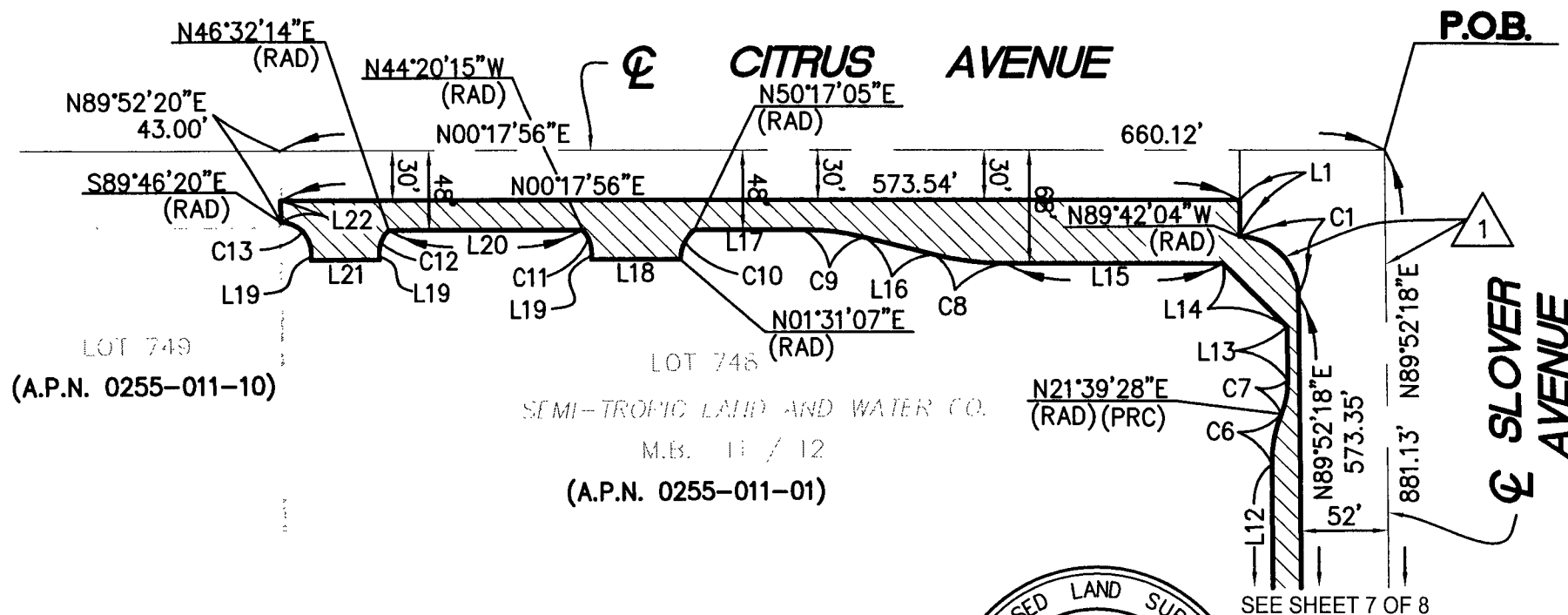
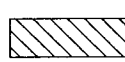
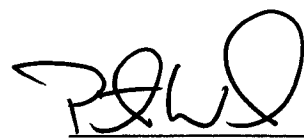


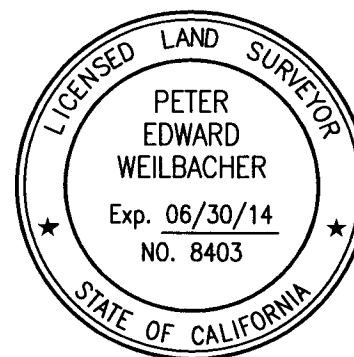
EXHIBIT "B"

THIS MAP IS PROVIDED FOR
ILLUSTRATIVE PURPOSES ONLY

CITY INDEX NO. 5110

 DENOTES PARCEL DESCRIBED
AREA= 0.623 ACRES

 6-11-12
PETER WEILBACHER, PLS DATE



NOTE:
SEE SHEET 8 FOR LINE & CURVE TABLES
AND EASEMENT INFORMATION.


SCALE 1" = 100'

CANYON

CONSULTING
PLANNING • ENGINEERING • SURVEYING
11860 PIERCE STREET, SUITE 200, RIVERSIDE, CA 92505
951/343-8686 VOICE, 951/343-8831 FAX

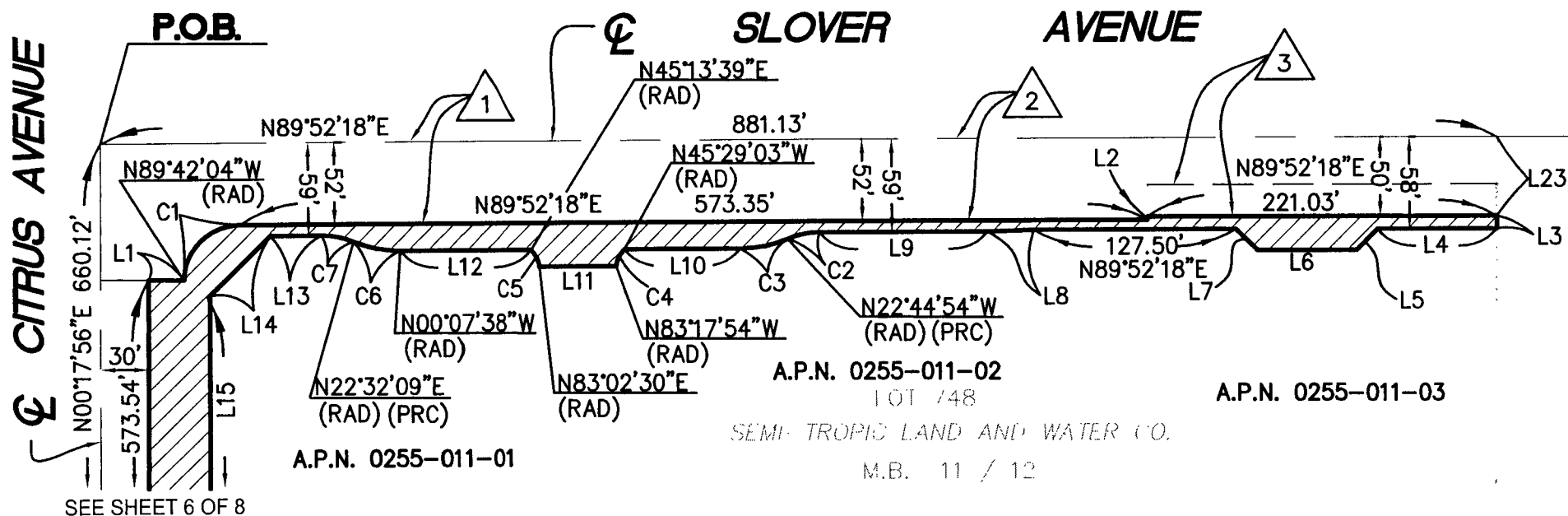
EXHIBIT B
CITRUS AVENUE
FONTANA, CA

APN: 0255-011-01; 02; 03
PORTION OF THE WEST 13.35 ACRES OF LOT 748,
ACCORDING TO THE PLAT SHOWING THE SUBDIVISION
OF LANDS BELONGING TO SEMI-TROPIC LAND AND
WATER COMPANY, RECORDED IN BOOK 11 OF MAPS,
PAGE 12, RECORDS OF SAN BERNARDINO COUNTY

EXHIBIT "B"

THIS MAP IS PROVIDED FOR
ILLUSTRATIVE PURPOSES ONLY

CITY INDEX NO. 5110



CANYON
CONSULTING
PLANNING • ENGINEERING • SURVEYING
11860 PIERCE STREET, SUITE 200, RIVERSIDE, CA 92505
951/343-8886 VOICE, 951/343-8831 FAX

EXHIBIT B
SLOVER AVENUE
FONTANA, CA

APN: 0255-011-01; 02; 03
PORTION OF THE WEST 13.35 ACRES OF LOT 748,
ACCORDING TO THE PLAT SHOWING THE SUBDIVISION
OF LANDS BELONGING TO SEMI-TROPIC LAND AND
WATER COMPANY, RECORDED IN BOOK 11 OF MAPS,
PAGE 12, RECORDS OF SAN BERNARDINO COUNTY

EXHIBIT "B"THIS MAP IS PROVIDED FOR
ILLUSTRATIVE PURPOSES ONLY**LINE TABLE**

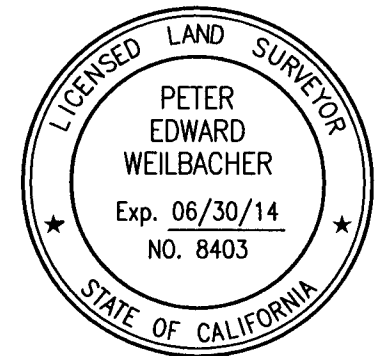
LINE	BEARING	LENGTH
L1	N89°42'04"W	22.00'
L2	N00°18'20"E	2.00'
L3	N00°18'20"E	8.00'
L4	N89°52'18"E	76.25'
L5	N44°06'13"E	18.67'
L6	N89°52'18"E	61.95'
L7	N45°53'47"W	19.18'
L8	N87°54'05"E	29.09'
L9	N89°52'18"E	106.21'
L10	N89°52'18"E	73.16'
L11	N89°52'18"E	48.26'
L12	N89°52'18"E	83.83'
L13	N89°52'18"E	32.10'
L14	N45°05'07"E	53.54'
L15	N00°17'56"E	130.00'
L16	N14°20'06"E	42.46'
L17	N00°17'56"E	65.38'
L18	N00°17'56"E	53.01'
L19	N89°42'04"W	4.50'
L20	N00°17'56"E	116.91'
L21	N00°17'56"E	41.00'
L22	N89°52'20"E	13.00'
L23	N00°18'20"E	50.00'

CURVE TABLE

CURVE	RADIUS	ANGLE	LENGTH
C1	35.00'	89°34'22"	54.72'
C2	52.50'	22°37'12"	20.73'
C3	77.50'	22°37'12"	30.60'
C4	18.50'	37°48'51"	12.21'
C5	18.50'	37°48'51"	12.21'
C6	77.00'	22°39'55"	30.46'
C7	52.50'	22°39'51"	20.77'
C8	174.46'	14°02'10"	42.74'
C9	150.46'	14°02'10"	36.86'
C10	23.50'	48°45'58"	20.00'
C11	18.50'	44°38'11"	14.41'
C12	18.00'	46°14'18"	14.53'
C13	18.00'	90°04'16"	28.30'

52' STREET AND HIGHWAY EASEMENT PER
INSTRUMENT NO. 19990468404 O.R.52' STREET AND HIGHWAY EASEMENT PER
INSTRUMENT NO. 199905224411 O.R.20' STREET AND HIGHWAY EASEMENT PER
INSTRUMENT NO. 85-233405 O.R.

PWL 6-11-12
PETER WEILBACHER, PLS DATE

**CANYON**CONSULTING
PLANNING • ENGINEERING • SURVEYING
11860 PIERCE STREET, SUITE 200, RIVERSIDE, CA 92505
951/343-8686 VOICE, 951/343-8831 FAX**EXHIBIT B**
CITRUS AVENUE AND SLOVER AVENUE
FONTANA, CA

APN: 0255-011-01; 02; 03

PORTION OF THE WEST 13.35 ACRES OF LOT 748,
ACCORDING TO THE PLAT SHOWING THE SUBDIVISION
OF LANDS BELONGING TO SEMI-TROPIC LAND AND
WATER COMPANY, RECORDED IN BOOK 11 OF MAPS,
PAGE 12, RECORDS OF SAN BERNARDINO COUNTY