

RECORDING REQUESTED BY:

City of Corona

WHEN RECORDED, MAIL TO:

City of Corona

Office of the City Clerk

P.O. Box 940

Corona, CA 92878-0940

(SPACE ABOVE FOR RECORDER'S USE)

FEE EXEMPT – GOVERNMENT CODE §27383

DOCUMENTARY TRANSFER TAX EXEMPT - R&T CODE § 11922

**CITY OF CORONA
CERTIFICATE OF ACCEPTANCE
OF
EASEMENT DEED
NO. 3750**

This is to certify that the interest in real property conveyed by the

**EASEMENT DEED FOR EMERGENCY ACCESS, BIKE AND
PEDESTRIAN ACCESS AND MAINTENANCE PURPOSES**

Dated

**ORCHARD GLEN COMMUNITY ASSOCIATION, a California Non-profit
Corporation (“GRANTOR”)**

to the **CITY OF CORONA**, a California municipal corporation and a political subdivision of the State of California, has been duly approved by the City Manager pursuant to authority conferred by Section 2.04.060(X) of the Corona Municipal Code (“CMC”) and is hereby accepted by the City Attorney on behalf of the City of Corona pursuant to authority conferred by Section 2.16.060(E) of the CMC. Thus, the City of Corona consents to the recordation thereof.

DATED: _____

CITY OF CORONA
a California municipal corporation

Attest:

By: _____

Sylvia Edwards
City Clerk

Jacob Ellis
City Manager

Dean Derleth
City Attorney

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

City of Corona
City Clerk [Public Works]
400 S. Vicentia Ave.
Corona, CA 92882

Fee Exempt under Gov. Code Section 27383
Above Space for Recorder's Use

Portion of APN 275-080-032

Exempt from Documentary Transfer Tax
Pursuant to R&T Code § 11922

**EASEMENT DEED
FOR
EMERGENCY ACCESS,
BIKE AND PEDESTRIAN ACCESS AND
MAINTENANCE PURPOSES**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**ORCHARD GLEN COMMUNITY ASSOCIATION, a California non-profit
corporation ("Grantor")**

does hereby grant and convey to

CITY OF CORONA, a California municipal corporation ("Grantee"),

a permanent, perpetual and non-exclusive easement across and under certain real property situated in the City of Corona, County of Riverside, State of California described in Exhibit "A" and depicted in Exhibit "B" attached hereto and incorporated herein by reference ("Subject Property") for emergency access, bicycle and pedestrian access and maintenance purposes ("Public Access Easement").

The Public Access Easement shall include, without limitation, the right and privilege of to: (i) perform all activities as may be necessary to facilitate the purposes of the Public Access Easement; (ii) have access, ingress and egress to and from the Subject Property in furtherance of the rights to the Public Access Easement granted hereunder; and (iii) trim, cut, or clear away any trees, brush, or other vegetation or flora, including, without limitation, the roots thereof, that may endanger or interfere with the rights and privileges under the Public Access Easement.

Grantor shall not cause, directly, indirectly or negligently, any interference with or harm to the rights granted to Grantee hereunder.

The Public Access Easement and covenants contained herein shall run with the land and shall inure to the benefit of and be binding upon Grantor and Grantor's assigns, heirs and voluntary and involuntary successors in interest. Any transfer or conveyance of the Subject Property, or any portion thereof, shall be deemed to include transfer and conveyance of the Public Access Easement whether or

not the Public Access Easement is specifically set forth in such transfer or conveyance instrument.

IN WITNESS WHEREOF, Grantor has caused its name to be affixed hereto and this instrument to be executed by its duly authorized officer.

**ORCHARD GLEN COMMUNITY ASSOCIATION,
a California non-profit corporation**

By: _____

Its: _____

By: _____

Its: _____

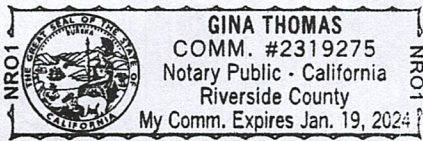
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF Riverside)

On December 8 2023, before me, Gina Thomas, Notary Public, personally appeared David Ortega, 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.



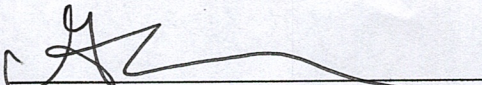
Name: 
Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION OF SUBJECT PROPERTY

[SEE ATTACHED ONE (1) PAGE]

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY TRACT NUMBER 31955 CITY OF CORONA RECORDED JULY 18, 2006 IN BOOK 407 PAGE 5 THROUGH 20 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS A WHOLE, AS FOLLOWS;

COMMENCING AT THE BEGINNING POINT OF A 150-FOOT RADIUS CURVE CONCAVE NORTHWESTERLY WITH A RADIAL LINE THAT BEARS SOUTH 05°10'0" EAST BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF SKYLINE DRIVE ALSO BEING LOT "X" OF SAID TRACT MAP;

THENCE EASTERLY ALONG SAID 150-FOOT RADIUS CURVE A DISTANCE OF 38.72 FEET THROUGH A CENTRAL ANGLE OF 14°47'18" TO A POINT ALONG SAID 150.00-FOOT RADIUS CURVE WITH A RADIAL BEARING OF SOUTH 19°57'18" EAST ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTHWESTERLY ALONG A NONTANGENT LINE SOUTH 8°12'24" WEST A DISTANCE OF 55.44 FEET TO AN ANGLE POINT FROM LINES THAT BEAR NORTH 27°12'00" WEST AND NORTH 21°54'04" EAST ON THE SOUTHERLY LINE OF SAID LOT "M";

THENCE SOUTHWESTERLY ALONG A LINE OF THE SOUTHERLY LINE OF SAID LOT "M" SOUTH 21°54'04" EAST A DISTANCE 26.38 FEET TO AN ANGLE POINT ON THE SOUTHERLY LINE OF SAID LOT "M";

THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT "M" SOUTH 87°14'44" EAST A DISTANCE OF 61.82 FEET;

THENCE NORTHEASTERLY NORTH 8°12'24" EAST A DISTANCE OF 126.13' TO A POINT ON THE NONTANGENT SAID 150-FOOT RADIUS CURVE WITH A RADIAL LINE THAT BEARS SOUTH 48°59'49" EAST;

THENCE WESTERLY ALONG SAID 150-FOOT RADIUS CURVE A DISTANCE OF 76.03 FEET THROUGH A CENTRAL ANGLE OF 29°02'31" TO A POINT ALONG SAID 150.00-FOOT RADIUS CURVE WITH A RADIAL BEARING OF SOUTH 19°57'18" EAST, THAT POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

CONTAINING 5,547 SQUARE FEET MORE OR LESS.

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

SEE EXHIBIT "B" ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART THEREOF.

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

FRANK CORREIA, L.S. 6927



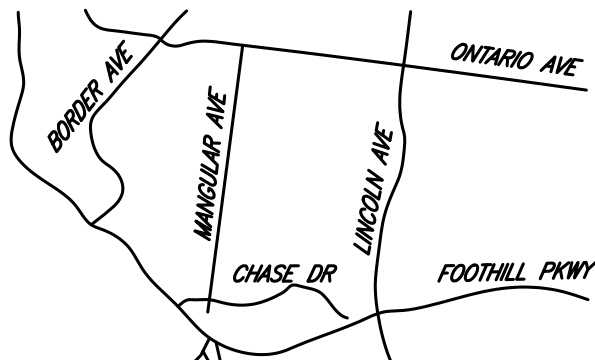
EXHIBIT “B”

DEPICTION OF SUBJECT PROPERTY

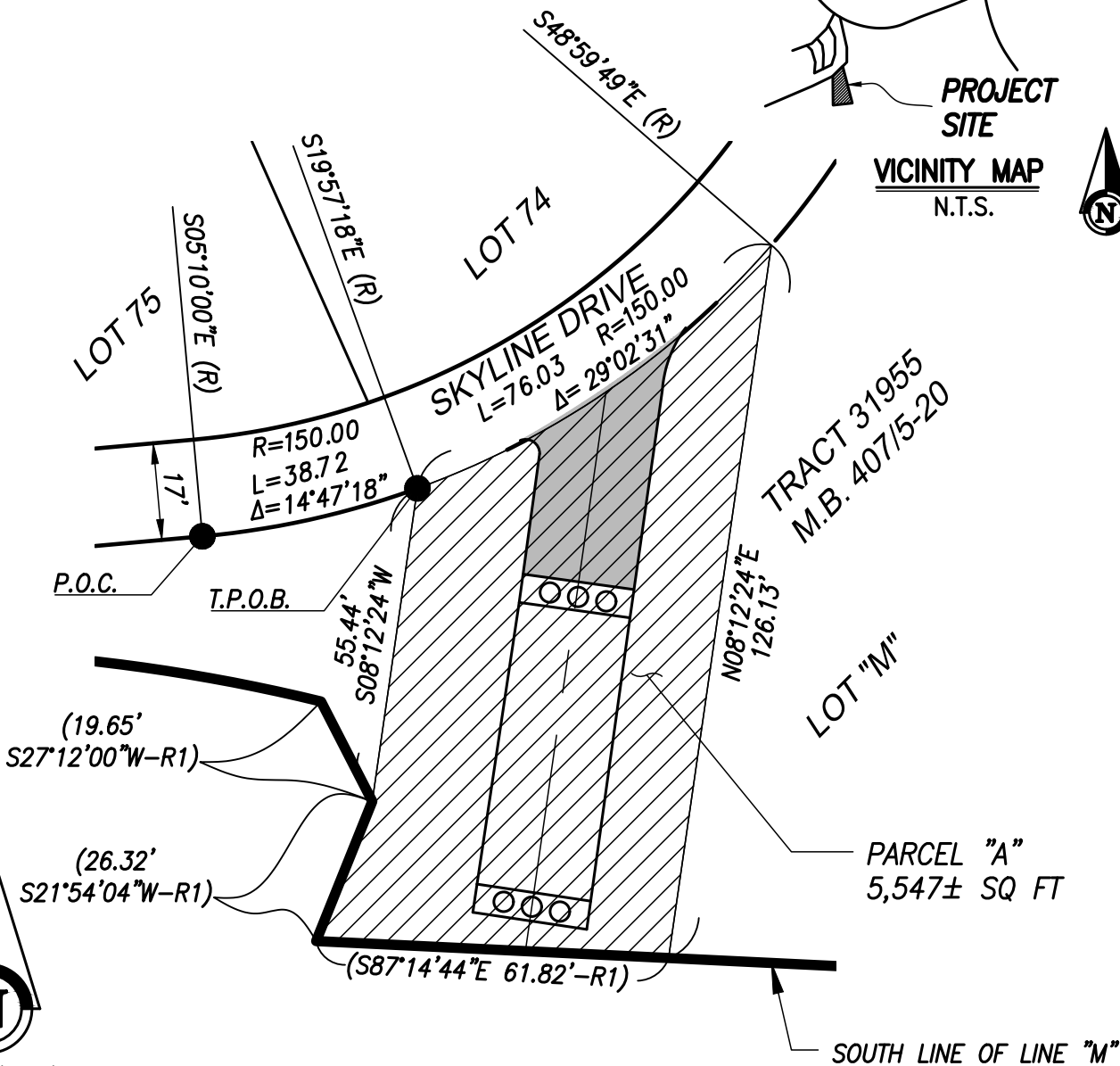
[SEE ATTACHED ONE (1) PAGE]

RECORD DATA

() R1-MB 407/5-20



PROJECT SITE
VICINITY MAP
 N.T.S.



SCALE 1"=30'

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ELKER ROAD BEING N 05°00'00" W PER MB 407/5-20

PREPARED UNDER MY DIRECTION

FRANK CORREIA
 LS NO. 6927 EXP. 9/30/2025

DATE: 12-11-2023



Armstrong & Brooks Consulting Engineers, Inc.
 Civil Engineering · Water Resources · Surveying

1350 E. Chase Drive, Corona, CA 92881
 Mail: P.O. Box 78088, Corona, CA 92887
 Ph. (951) 372-8400, Fax (951) 372-8430