

Recording Requested by and
Please Return to:

City Clerk
City of Chula Vista
P.O. Box 1087
Chula Vista, California 91912

*This Instrument Benefits City Only.
No Fee Required*

▲ *This Space for Recorder's Use Only* ▲

APN(s) Portion of 644-311-02

C.V. File No. VAC23-0001 & LA23-0003

EASEMENT FOR PUBLIC ACCESS PURPOSES

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, OTAY PROJECT L.P., a California limited partnership, hereby grant(s) to the CITY OF CHULA VISTA, a municipal corporation, in the County of San Diego, State of California, an easement and right-of-way for, and the right to construct, replace, remove, or modify a public access way in, upon, over, and across that certain real property situated in said City of Chula Vista and more particularly described as follows:

SEE ATTACHED:

EXHIBIT A FOR LEGAL DESCRIPTION

EXHIBIT B FOR PLAT

Together with the right to enter upon and to pass and repass over and along said easement and right-of-way and to deposit tools, implements and other materials thereon by said City of Chula Vista, its officers, agents, and employees and by any contractor, his agents, and employees engaged by said City, whenever and wherever necessary for the purposes set forth above.

Reserving however to the owner of the fee underlying this easement herein granted, the continued use of the surface of said real property, subject to the condition that the erecting of buildings, masonry walls, masonry fences, and other structures, the planting or growing of trees or shrubs, the changing of the surface grade, or the installation of privately-owned pipelines shall be prohibited unless written permission is first obtained from the City of Chula Vista.

Signed this 14 day of December, 2023

OTAY PROJECT L.P., a California limited partnership

By: Oriole Management, LLC, a California limited liability company,
its general partner



Alfred E. Baldwin, President

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 Orange
County of _____)

On 12/14/23 before me, Tessa Gordillo, notary public,
(insert name and title of the officer)

personally appeared Alfred E. Baldwin
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.

Signature [Handwritten Signature] (Seal)



(Notary Acknowledgment Required for Each Signatory)

This is to certify that the interest in real property conveyed herein to the City of Chula Vista, a governmental agency, is hereby accepted by the undersigned, City Clerk, on behalf of the Chula Vista City Council pursuant to authority conferred by Resolution No. 15645 of said Council adopted on June 5, 1990, and the grantee(s) consent(s) to the recordation thereof by its duly authorized officer.

KERRY BIGELOW, CITY CLERK

By: _____ Date: _____

EXHIBIT "A"
LEGAL DESCRIPTION

THAT PORTION OF LOT 14 OF CHULA VISTA TRACT NO. 06-05 OTAY RANCH VILLAGE 2 AND PORTIONS OF VILLAGE 4 "A" MAP, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 15350 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MAY 26, 2006, SHOWN AND DESCRIBED AS PARCEL B OF CITY OF CHULA VISTA ADJUSTMENT PLAT NO. LA23-0003 AS EVIDENCED BY CERTIFICATE OF COMPLIANCE RECORDED OCTOBER 19, 2023 AS INSTRUMENT NO. 2023-0284878, OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL B; THENCE ALONG THE NORTHERLY LINE THEREOF NORTH 88°14'49" EAST, 112.88 FEET; THENCE NORTH 43°15'16" EAST, 7.37 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND EASTERLY LINE NORTH 43°15'16" EAST, 7.57 FEET; THENCE NORTH 88°14'49" EAST, 76.20 FEET; THENCE SOUTH 57°43'00" EAST, 37.22 FEET; THENCE SOUTH 23°42'40" EAST, 73.73 FEET; THENCE SOUTH 21°17'22" WEST, 7.49 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 14; THENCE ALONG SAID SOUTHWESTERLY LINE NORTH 23°42'40" WEST, 73.65 FEET; THENCE NORTH 57°43'00" WEST, 40.10 FEET; THENCE SOUTH 88°15'00" WEST, 76.26 FEET TO THE **TRUE POINT OF BEGINNING**.

THE HEREINABOVE DESCRIBED PARCEL OF LAND CONTAINS 1,084 SQUARE FEET, MORE OR LESS.



12-5-2023

JIMMY J. ELMORE

P.L.S. 8483

HUNSAKER & ASSOCIATES SAN DIEGO, INC.



LEGEND



PUBLIC ACCESS EASEMENT
AREA = 1,084 SQ. FT., MORE OR LESS

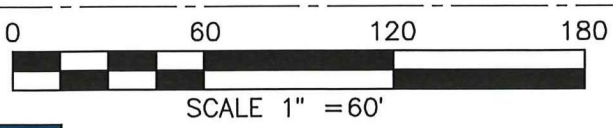
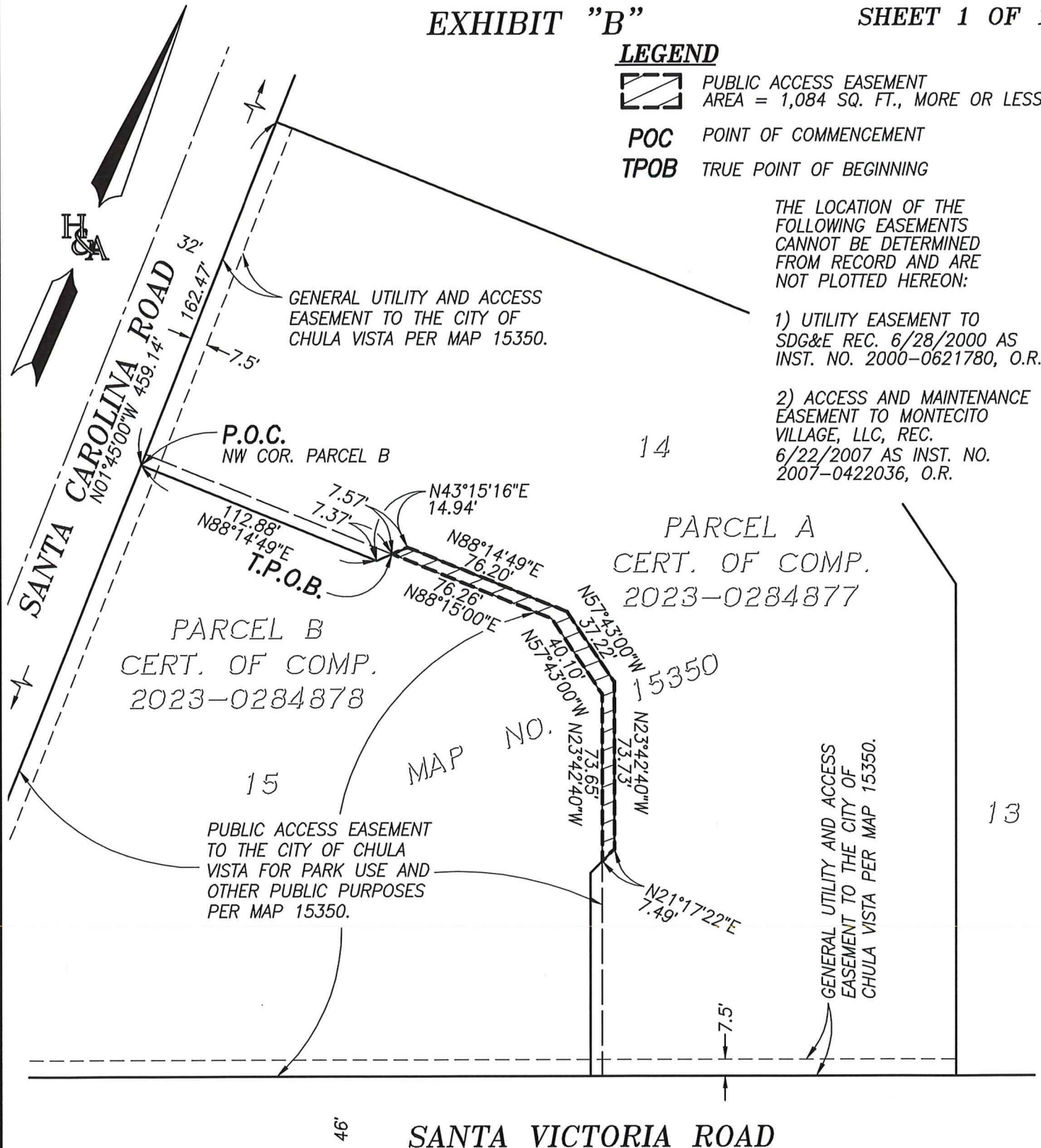
POC POINT OF COMMENCEMENT

TPOB TRUE POINT OF BEGINNING

THE LOCATION OF THE FOLLOWING EASEMENTS CANNOT BE DETERMINED FROM RECORD AND ARE NOT PLOTTED HEREON:

1) UTILITY EASEMENT TO SDG&E REC. 6/28/2000 AS INST. NO. 2000-0621780, O.R.

2) ACCESS AND MAINTENANCE EASEMENT TO MONTECITO VILLAGE, LLC, REC. 6/22/2007 AS INST. NO. 2007-0422036, O.R.



H & A
HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
9707 Waples Street (858)558-4500
San Diego, CA 92121

[Redacted]
JIMMY J. ELMORE, P.L.S. 8483

12-5-2023

