

**WHEN RECORDED, PLEASE RETURN THIS INSTRUMENT TO, AND MAIL TAX STATEMENTS TO:**

(Developer Address)

SPACE ABOVE FOR RECORDER'S USE ONLY

# GRANT DEED

**THE UNDERSIGNED GRANTOR(S) DECLARES DOCUMENTARY TRANSFER TAX DUE \$ \_\_\_\_\_ FROM BUYER**

COMPUTED ON FULL VALUE OF PROPERTY CONVEYED

UNINCORPORATED AREA

CITY OF SANTEE

**Assessor's Parcel No.:** 381-051-17

**Project:** Santee Surplus

**Work Task No.:** WT - 4031051

**R.E.S. Parcel No.:** 2013-0091-A

For a valuable consideration, the receipt of which is hereby acknowledged,

The **County of San Diego, a political subdivision of the State of California**

Do(es) hereby GRANT in FEE to the **(Developer)**, all that real property in the County of San Diego, State of California described as follows:

**PARCEL NO. 2013-0091-A**

(03.23.2024)

(WAR:TJM:pet)

**THAT PORTION** of Lot 1 of Block 2 of the Subdivision of Lots "H" and "O" of RANCHO EL CAJON, in the City of Santee, County of San Diego, State of California, according to Map thereof No. 817, filed in the Office of the County Recorder of said County on April 2, 1896, described as follows:

**COMMENCING** at the Southeasterly corner of that land described in Parcel No. 2012-0128-A in deed to the City of Santee recorded June 12, 2014, as Document No. 2014-0243460 in said County Recorder's Office;

THENCE along the Easterly line of said City's land, North 01°43'14" East, 45.39 feet to a point on the Southerly line of a 30 foot wide easement to Padre Dam Municipal Water District recorded August 12, 2009 as Document No. 2009-0451673 in said County Recorder's Office, said point being the **TRUE POINT OF BEGINNING**:

THENCE along said Southerly line, North 88°08'38" East, 8.73 feet;

THENCE continuing along said Southerly line and its Easterly prolongation, South 89°58'28" East, 734.05 feet to the centerline of Cottonwood Avenue according to said Map 817;

**Parcel No. 2013-0091-A (CONTINUED)**

THENCE along said centerline, North 01°43'14" East, 772.65 feet;

THENCE leaving said centerline, North 88°13'13" West, 109.04 feet to a point hereinafter known as "**Point A**";

THENCE South 67°09'31" West, 179.04 feet;

THENCE North 46°43'37" West, 12.68 feet to the beginning of a non-tangent 61.85 foot radius curve, concave northerly, a radial to said curve, at said point, bears South 31°12'54" East;

THENCE Westerly along the arc of said curve, through a central angle of 41°34'02", a distance of 44.87 feet;

THENCE South 44°54'20" West, 105.04 feet; THENCE North 88°44'41" West, 133.44 feet;

THENCE South 86°18'17" West, 45.48 feet; THENCE North 88°20'43" West, 67.38 feet to a point hereinafter known as "**Point B**";

THENCE North 88°20'43" West, 100.16 feet to a point on the centerline of Park Center Drive, being also a point on the Easterly line of said deed to the City of Santee;

THENCE along said centerline and said Easterly line, South 1°43'14" West, 637.61 feet to the **TRUE POINT OF BEGINNING**.

Contains 11.71 acres, more or less.

**RESERVING THEREFROM** a right of access to the hereinafter described reserved easements for drainage structures for maintenance purposes from either Park Center Drive or Cottonwood Avenue by the shortest practical route.

**ALSO RESERVING THEREFROM**, an Easement for City Street Purposes, over, under, through and across the Easterly 30.00 feet thereof, the Westerly 42.00 feet thereof and within a 45.00 foot radius circle centered on Point "C", described in said deed to the City of Santee.

**ALSO RESERVING THEREFROM** an easement for drainage structures described as follows:

A strip of land 15.00 feet wide, 7.50 feet on each side of the following described centerline:

**BEGINNING** at "Point A" described above;

THENCE South 1°56'41" West, 24.06 feet to the **POINT OF TERMINUS**.

**ALSO RESERVING THEREFROM** an easement for drainage structures described as follows:

A strip of land 15.00 feet wide, 7.50 feet on each side of the following described centerline:

**BEGINNING** at "Point B" described above;

THENCE South 16°20'45" West, 138.51 feet to the **POINT OF TERMINUS**.

The sidelines of the hereinabove described 15.00 foot wide strips shall be lengthened or shortened, as necessary to terminate Northerly in the northerly boundary of **Parcel No. 2013-0091-A**, hereinabove described, and Southerly in a line perpendicular to the centerline of said strips through their respective **POINT OF TERMINUS**.

**SEE EXHIBIT "A" ATTACHED HERETO CONSISTING OF 1 PAGE, FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED TO BE USED IN THE CONVEYANCE OF LAND.**

SUBJECT TO AN OFFER OF DEDICATION for PUBLIC STREET, PATHWAY, OR ENTRY ROAD PURPOSES, described in said deed to the City of Santee in Parcel No. 2012-0128-B (subsection 2), recorded in the Office of the San Diego County Recorder on June 12, 2014 as Document No. 2014-0243460.

**ALSO TOGETHER WITH** all tenements, hereditaments, water and other rights, easements and appurtenances thereunto belonging or appertaining, and all of Grantor's right, title and interest, if any, in and to any alleys, streets, ways, strips or gores or railroad rights-of-way abutting, adjoining or appurtenant to said land and in any means of ingress or egress appurtenant thereto.

Subject to restrictions, reservations, and easements of record.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

**COUNTY OF SAN DIEGO, a political subdivision of  
the State of California**

By: \_\_\_\_\_  
**MARKO MEDVED**, PE, CEM, Director  
Department of General Services

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 \_\_\_\_\_ } SS

ON \_\_\_\_\_, 20\_\_\_ BEFORE ME, \_\_\_\_\_, DEPUTY COUNTY CLERK OF  
THE COUNTY OF SAN DIEGO, PERSONALLY APPEARED \_\_\_\_\_, 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 THIS 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.

JORDAN Z. MARKS  
RECORDER/COUNTY CLERK

BY: \_\_\_\_\_  
DEPUTY COUNTY CLERK