

WHEN RECORDED MAIL TO:

CITY OF POMONA - CITY CLERK  
P.O. Box 660  
Pomona, California 91769

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## INGRESS AND EGRESS EASEMENT (E4-2019)

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Humane Society of Pomona Valley dba Inland Valley Humane Society & SPCA**  
**("IVHS") a California Nonprofit Corporation**

hereby GRANT(S) to the City of Pomona, a Municipal Corporation, an Easement for

### INGRESS AND EGRESS

in, over and upon that certain real property in the City of Pomona, County of Los Angeles, State of California, described in Exhibit "A" and depicted in Exhibit "B" attached hereto and made a part thereof.

Commonly known as: **500 Humane Way, Pomona, CA 91766**

APNs: **8707-020-005 and 8707-020-009**

**Humane Society of Pomona Valley dba Inland Valley Humane Society & SPCA ("IVHS")**

Signature: \_\_\_\_\_

Date: 4-18-2019

Print Name: William C. Hartford

Title: PRESIDENT / CEO

ER sec Attachment 4/18/2019

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT REQUIRED**

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT****CIVIL CODE § 1189**

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.

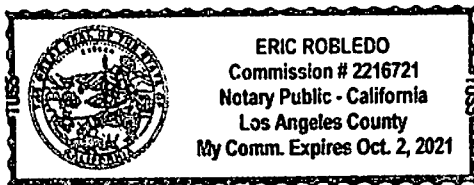
State of California )

County of Los Angeles )On 4/13/2019 before me, Eric Robledo, notary public  
Date Here Insert Name and Title of the Officerpersonally appeared William C. Hartford  
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~~ 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 [Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Ingress and Egress Easement Document Date: 4/13/2019  
Number of Pages:        Signer(s) Other Than Named Above:       

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney In Fact☐ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney In Fact☐ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**EXHIBIT "A"**  
**E4-2019**

**EASEMENT FOR INGRESS EGRESS AND RELATED PURPOSES**

**LEGAL DESCRIPTION OF EASEMENT AREA:**

**ALL THAT CERTAIN LAND SITUATED IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:**

**THAT PORTION OF THE RANCHO SAN JOSE, AS FINALLY CONFIRMED TO DALTON, PALOMARES AND VEJAR BY U.S. LETTERS PATENT, DATED JANUARY 20, 1875, RECORDED IN BOOK 2, PAGE 286, ET SEQ. OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF VACATED BREA CANYON ROAD (100 FEET WIDE), AS DESCRIBED IN DEED RECORDED IN BOOK 11626, PAGE 133 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY, SAID NORTHERLY LINE BEING ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3,050 FEET, A RADIAL LINE TO SAID CURVE AT SAID POINT BEARS SOUTH 26° 37' 54" EAST, WITH THE WESTERLY LINE OF THE DEED TO THE HUMANE SOCIETY OF POMONA VALLEY, INC., RECORDED MARCH 9, 1951 IN BOOK 35761, PAGE 174, OF OFFICIAL RECORDS; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE NORTH 10° 45' 40" EAST A DISTANCE OF 69.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE NORTH 10° 45' 40" EAST A DISTANCE OF 72.77 FEET TO THE BEGINNING OF A 272.50 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE WEST, A RADIAL TO SAID BEGINNING BEARS SOUTH 62° 24' 46" EAST; THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07° 19' 44" AN ARC DISTANCE OF 34.86 FEET; THENCE TANGENT TO SAID CURVE, NORTH 18° 15' 30" EAST A DISTANCE OF 113.00 FEET TO THE BEGINNING OF A 74.00 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE WEST; THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 29° 47' 38" AN ARC DISTANCE OF 38.48 FEET; THENCE TANGENT TO SAID CURVE, NORTH 11° 32' 08" WEST A DISTANCE OF 22.58 FEET TO THE BEGINNING OF A 74.00 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE WEST; THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12° 55' 55" AN ARC DISTANCE OF 16.70 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE WESTERLY LINE OF SAID DEED TO THE HUMANE SOCIETY OF POMONA VALLEY, INC.; THENCE NON-TANGENT TO SAID CURVE, NORTH 10° 45' 40" EAST A DISTANCE OF 38.23 FEET TO THE BEGINNING OF A 101.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, A RADIAL TO SAID BEGINNING BEARS NORTH 47° 31' 22" EAST; THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30° 56' 30" AN ARC DISTANCE OF 54.54 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 11° 32' 08" EAST A DISTANCE OF 22.58 FEET TO THE BEGINNING OF A 101.00 FOOT RADIUS TANGENT CURVE, CONCAVE WEST; THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 29° 47' 38" AN ARC DISTANCE OF 52.52 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 18° 15' 30" WEST A DISTANCE OF 113.00 FEET TO THE BEGINNING OF A 299.50 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20° 54' 49" AN ARC DISTANCE OF 109.32 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.**


AREA OF EASEMENT: 7,907 Square Feet

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

SEE EXHIBIT "B", FOR A PLAT DEPICTING THE ABOVE DESCRIBED EASEMENT.

This easement has been described by me, under my direction, in conformance with the Professional Land  
Surveyor's Act.

Signature

  
Stephen Ventura, RCE 32437  
License expires 12/31/2020

Date

3/27/19



# EXHIBIT "B"

## E4-2019

Attachment No. 2  
N 47°31'22" E Page 5 of 5

### LINE DATA

L#	BEARING	DISTANCE
L1	S 11°32'08" E	22.58'
L2	N 10°45'40" E	38.23'
L3	N 11°32'08" W	22.58'

### CURVE DATA

C#	Δ	RADIUS	LENGTH	TANGENT
C1	20°54'49"	299.50'	109.32'	55.28'
C2	29°47'38"	101.00'	52.52'	26.87'
C3	30°56'30"	101.00'	54.54'	27.95'
C4	12°55'55"	74.00'	16.70'	8.39'
C5	29°47'38"	74.00'	38.48'	19.69'
C6	07°19'44"	272.50'	34.86'	17.45'

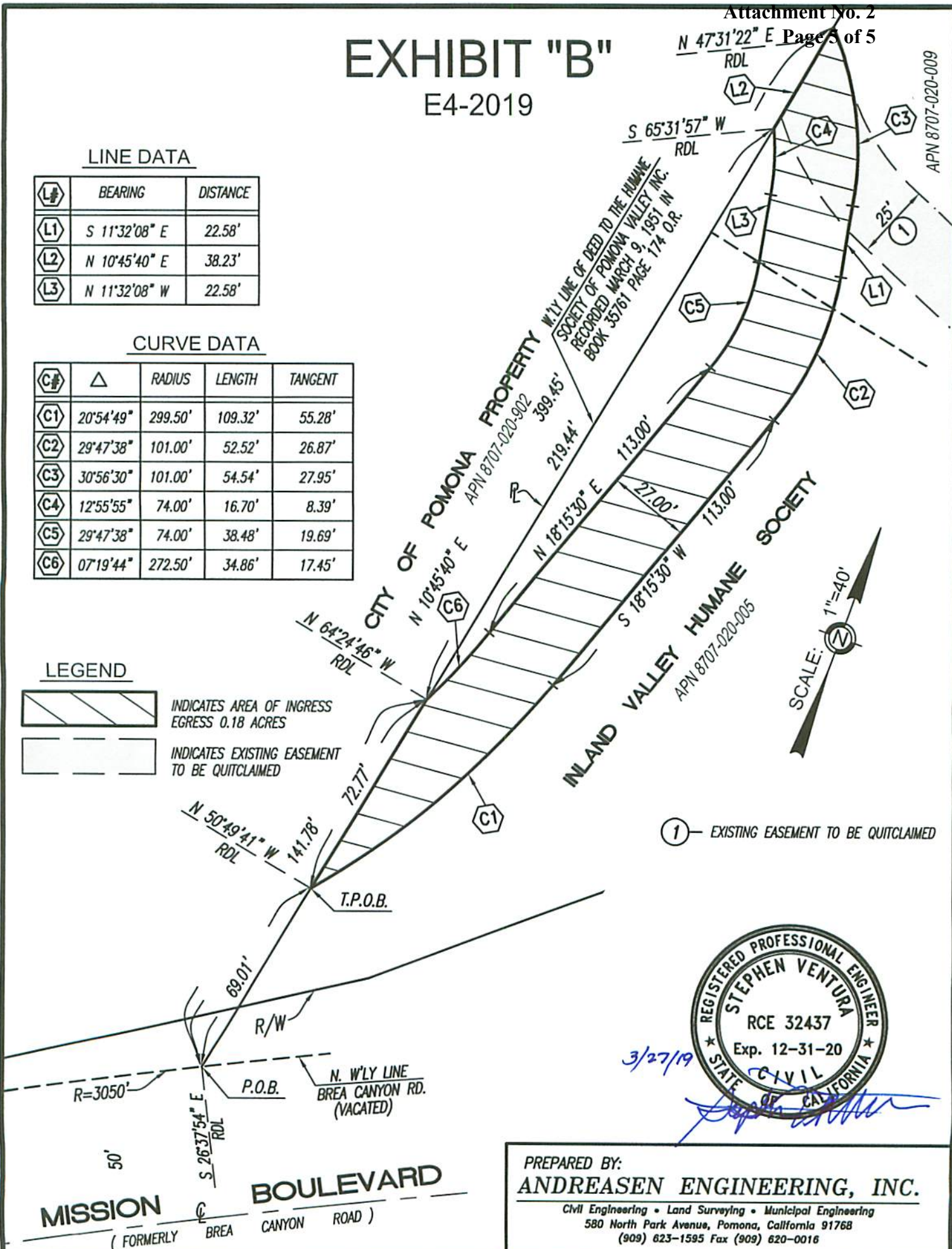
### LEGEND



INDICATES AREA OF INGRESS  
EGRESS 0.18 ACRES



INDICATES EXISTING EASEMENT  
TO BE QUITCLAIMED



JN1685B