

RECORDING REQUESTED BY DEPARTMENT OF GENERAL
SERVICES FOR THE BENEFIT OF THE COUNTY OF SAN DIEGO
PER GOVERNMENT CODE SECTION 27383

**WHEN RECORDED, PLEASE RETURN
THIS INSTRUMENT TO:**

(MAIL STATION A45)

Clerk, Board of Supervisors
San Diego County Administration Center
1600 Pacific Highway
San Diego, California 92101

DOC# 2025-0260948



79555+ Sep 19, 2025 08:56 AM

OFFICIAL RECORDS
JORDAN Z. MARKS
SAN DIEGO COUNTY RECORDER
FEES: \$0.00 (SB2 Atkins: \$0.00)
PCOR: N/A
PAGES: 6

*Madison Perkins
Office Assistant
Confidential
mail*

SPACE ABOVE FOR RECORDER'S USE ONLY

ACCESS EASEMENT

NO TRANSFER TAX DUE

Document Transfer Tax: \$0
R & T Code 11922

Assessor's Parcel No.: 500-040-46-00

Project: FY 20-21 Culvert Repair

W.O. No.: WT-4863267
Parcel No.: 2024-0139-A
Fund.: PWR-00458

Rocky Morris and Mary Ellen Morris, Trustees of the Morris Family Trust dated May 7, 2008,

Grantors do hereby grant convey and dedicate to **SAN DIEGO COUNTY FLOOD CONTROL DISTRICT, a special district formed and operating pursuant to Water Code App. section 105-1, et seq.,** Grantee, a non-exclusive, non-public easement and right-of-way for ingress and egress upon, through, under, over and across that certain real property in the County of San Diego, State of California to access the drainage easement hereinabove described, for County, its officers, employees, contractors, subcontractors, agents and assigns, described as follows:

Parcel No. 2024-0139-A

(11/07/2024)

(CS:TM)

THAT PORTION OF PARCELS 2, 3, 4 OF PARCEL MAP NO. 7820, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 14, 1978, AS FILE NO. 78-392756 OF OFFICIAL RECORDS, DESCRIBED IN THE DEED TO ROCKY MORRIS AND MARY ELLEN MORRIS, TRUSTEES OF THE MORRIS FAMILY TRUST DATED MAY 7, 2008, ON JULY 31, 2014 AS INSTRUMENT NO. 2014-0327482, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BY MEANS OF THAT TRAVELED ROADWAY GENERALLY DELINEATED AND IDENTIFIED AS CASA DE LA TORRE COURT, OR AS SAID TRAVELED ROADWAY MAY BE HEREAFTER REALIGNED OR RELOCATED.

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

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GRANTEE shall have a perpetual right to remove buildings, structures, trees, bushes, undergrowth, and any other obstruction interfering with the use of said easement and right-of-way by the GRANTEE, its successors or assigns, without the obligation to replace or compensate for the loss or damaging of said buildings, structures, trees, bushes, undergrowth, and any other obstruction. GRANTEE's access rights shall include the right to operate any form of equipment in the easement area as may be necessary or convenient to work on the GRANTEE's facilities.

GRANTOR(s) shall not place any buildings, structure, fencing, trees, bushes or any other obstructions (collectively referred to herein as Encroachments) in the easement area without first obtaining a permit from the GRANTEE to do so.

GRANTEE may revoke GRANTOR's permit for the Encroachments in the easement area at any time upon five (5) days written notice. Upon revocation, GRANTOR shall immediately and completely remove all Encroachments from the easement area at GRANTOR's sole cost. GRANTEE may elect to remove the Encroachments at GRANTOR's cost without first providing notice when immediate repairs, improvement or maintenance of GRANTEE's facilities is necessary. Owner hereby waives all claims for damages which may result from, arise out of, or in any way be connected with the removal of the Encroachments by district.

GRANTOR agrees to indemnify the GRANTEE, its agents, officers, and employees against and hold them harmless from any and all liabilities, both real and alleged, for damages, costs, losses and legal and investigative expenses resulting from, arising out of, or in any way connected with the location, placement, design, plans, specifications, construction, maintenance and repair or alleged lack thereof, or use of the Encroachments. GRANTOR further agrees to defend the GRANTEE, its agents, officers, and employees, against all suits, actions or proceedings brought by any third party against them, for which GRANTOR would be liable or be alleged to be liable hereunder. GRANTEE, its agents, officers and employees shall not be liable for claims, liabilities, penalties, fines or for damage to goods, properties, or effects of any person or persons, nor for personal injuries or deaths of persons caused by acts of commission or omission by the GRANTOR or his agents, employees, or representatives, or as a result of the location, design, maintenance or repair of the Encroachments.

GRANTEE shall have the right without the prior written permission of GRANTOR to convey said easement and right-of-way, or any portion of said easement and right-of-way, to other public agencies.

Dated this 30th day of JULY, 2025

Morris Family Trust dated May 7, 2008

By: *Rocky Morris*
Name: Rocky Morris, Trustee

By: *Mary Ellen Morris*
Name: Mary Ellen Morris, Trustee

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 _____ }
COUNTY OF _____ } SS

On _____ before me, _____
_____, a Notary Public, 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 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.

FOR NOTARY SEAL OR STAMP

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: _____

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 SAN DIEGO

SS

ON July 30th, 2025, BEFORE ME, RICHARD A. RYALS, DEPUTY COUNTY CLERK OF THE COUNTY OF SAN DIEGO, PERSONALLY APPEARED

ROCKY MORRIS AND MARY ELLEN MORRIS

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
COUNTY ASSESSOR/RECORDER/COUNTY CLERK

BY:

R.A. Ryals
RICHARD A. RYALS, DEPUTY COUNTY CLERK



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the foregoing deed or grant to the **San Diego County Flood Control District**, a political subdivision and/or governmental agency, is hereby accepted on behalf of its Board, pursuant to authority conferred by Resolution No. 12-160 of said Board adopted on October 10, 2012 (FL 01), and the Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

8/11/2025

Thomas J. McCabe, PLS
Senior Land Surveyor
Real Estate Services Division
Department of General Services
County of San Diego

EXHIBIT "A"



05 06 10

INST.

01-0011187, O.R.

JOANN

APN: 5

RP#21

09

08

11

05

06

CASA DE LA
TORRE COURT

CONRAD
DRIVE

MORRIS FAMILY TRUST

APN: 500-040-46

RP#2024-0139

INST.

2014-0327482, O.R.

02 03

07

04

PM 7820

12

EXISTING EASEMENTS

- 02 AGREEMENT FOR RIGHT OF INGRESS/EGRESS FOR WATER PIPE PURPOSES, PER DOC. REC. 4-30-1927, BK 1355, PG 42. DOC LACKS A RETRACEABLE LEGAL DESCRIPTION AND IS NON-PLOTTABLE.
- 03 EASEMENT RESERVATION TO HELIX IRRIGATION DISTRICT, ALL EASEMENTS OR RIGHTS-OF-WAY FOR PIPELINES, OR OTHER WORKS EXISTING ON THE PROPERTY AS OF 6-25-1943, DOC. REC. 6-25-1943, BK 1521, PG 147. DOC. LACKS A RETRACEABLE LEGAL DESCRIPTION AND IS NON-PLOTTABLE.
- 04 A 60.00' WIDE COUNTY HWY ESMT. (RS-534) WITH RIGHTS TO EXTEND DRAINAGE AND EXCAVATION SLOPES BEYOND, REC. 3-24-1944, BK 1644, PG 440.
- 05 A 20.00' WIDE SDG&E ESMT. & RIGHT-OF-WAY FOR A LINE OF POLES WITH WIRES AND CABLES SUSPENDED. REC. 10-24-1978, AS F/P 78-453314.
- 06 A 20.00' WIDE PT&T ESMT. & RIGHT-OF-WAY FOR UNDERGROUND COMM. FACILITIES. REC. 8-11-1979, AS F/P 79-333716.
- 07 A 20.00' & 40.00' WIDE ROAD & UTILITY ESMT., PER DOC. REC. 12-06-1982, AS F/P 82-372841.
- 08 A 20.00' WIDE ROAD & UTILITY ESMT., GRANTED TO WEST IN THE DEED REC. 1-27-1984, AS F/P 84-033253, AND APPURTENANT TO LAND CONVEYED TO MOUSAVI IN DOC. 2001-0011187, REC 1-8-2001.
- 09 A 10.00' WIDE SEWER ESMT., GRANTED TO SPRING VALLEY SANITATION DIST. PER DOC. REC. 6-7-1978 AS F/P 78-235219
- 10 ROAD EASEMENT PER PM 7820 (NO DOCUMENTS REFERENCED)
- 11 A 20.00' WIDE ROAD & UTILITY ESMT., GRANTED TO FOSTER IN THE DEED REC. 9-29-2017, AS F/P 2017-0451417, AND APPURTENANT TO SAID FORSTER'S LAND; AND INGRESS/EGRESS, PIPELINES, DRAINAGE AND/OR PUBLIC UTILITY RIGHTS GRANTED PER VARIOUS DEEDS OF RECORD.
- 12 DRAINAGE EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO PER DOCUMENT RECORDED 4/29/1981 AS FILE NO. 81-131519 O.R.

LEGEND

- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING CENTERLINE
- PROPOSED ACCESS EASEMENT
CONTAINS: 0.031 A.C. (1360 S.F.),
MORE OR LESS

DEPARTMENT OF GENERAL SERVICES
REAL ESTATE SERVICES
COUNTY OF SAN DIEGO

APPROVED BY: TM
DRAWN BY: CS (PSOMAS)

DATE: 6/26/2025
SCALE: 1" = 30'

1 SHEET No. 1
OF
PARCEL No.

ACCESS EASEMENT

2024-0139-A

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798553

Sep 18, 2025 04:32 PM

OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: \$0.00 (SB2 Atkins: \$0.00)

PAGES: 10
Handwritten: 2025-09-18 16:00

SPACE ABOVE FOR RECORDER'S USE ONLY

DRAINAGE and ACCESS EASEMENT

NO TRANSFER TAX DUE

Document Transfer Tax: \$0

R & T Code 11922

Assessor's Parcel No.: 500-040-41

Project: FY 20-21 Culvert Repair

Work Task No.: WT - 4863267
R.E.S. Parcel No.: 2024-0137-A,B, &C

Clive Morgan and Georgina Morgan, husband and wife as joint tenants,

hereinafter designated **GRANTOR(S)** for a valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby grant, convey and release unto **SAN DIEGO COUNTY FLOOD CONTROL DISTRICT**, a special district formed and operating pursuant to **Water Code App. section 105-1, et seq.**, herein designated **GRANTEE**, its successors and assigns, a perpetual easement and right-of-way upon, through, under, over and across the hereinafter described real property for the installation, construction, maintenance, repair, replacement, reconstruction and inspection of an enclosed or unenclosed **FLOOD DRAINAGE CHANNEL** and all structures incidental thereto, and for the flowage of any waters in, over, upon or through said channel, together with the perpetual right to remove buildings, structures, trees, bushes, undergrowth, and any other obstruction interfering with the use of said easement and right-of-way by the Grantee, its successors or assigns. To have and to hold said easement and right-of-way unto itself and unto its successors and assigns forever together with the right to convey said easement, or any portion of said easement, to other public agencies.

The real property referred to hereinabove and made subject to said Drainage easement and right-of-way by this grant is situated in the County of San Diego, State of California, and is particularly described as follows:

Parcel No. 2024-0137-A

(11-27-2024)

(TJM:WAR;tjm)

THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 7820, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 14, 1978, AS FILE NO 78-392756 OF OFFICIAL RECORDS, DESCRIBED AS **PARCEL A** IN THE DEED TO CLIVE MORGAN AND GEORGINA FORSTER, HUSBAND AND WIFE AS JOINT TENANTS ON SEPTEMBER 29, 2017 AS INSTRUMENT NO.

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2017-0451417, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED IN THE FOLLOWING PARCELS:

PARCEL 1:

A 10.00-FOOT-WIDE STRIP OF LAND, THE SIDELINES OF SAID STRIP LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 7 OF CRESTA GREGORY IN THE COUNTY OF SAN DIEGO, ACCORDING TO MAP THEREOF NO. 3417, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA ON APRIL 25, 1956; THENCE ALONG THE NORTHEASTERLY LINE THEREOF SOUTH 25°38'45" EAST, 96.16 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING THE BOUNDARY OF SAID LOT 7, NORTH 22°19'18" WEST, 37.36 FEET; THENCE NORTH 16°17'33" WEST, 35.53 FEET; THENCE NORTH 15°45'06" WEST, 101.45 FEET; THENCE NORTH 11°11'13" WEST, 89.59 FEET; THENCE NORTH 9°26'28" WEST, 83.98 FEET TO A POINT HEREIN DESIGNATED AS **POINT "A"** AND THE **POINT OF TERMINUS**.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN **PARCEL 2** HEREINBELOW DESCRIBED, AND ANY PORTION LYING OUTSIDE OF SAID **PARCEL A**.

THE SIDELINES OF SAID STRIP SHALL TERMINATE SOUTHERLY IN THE SOUTHWESTERLY LINE OF SAID PARCEL MAP NO. 7820.

PARCEL 2:

A STRIP OF LAND 28.00 FEET WIDE, THE SIDELINES OF SAID STRIP LYING 14.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE HEREINABOVE DESIGNED **POINT "A"**; THENCE SOUTH 43°07'11" WEST, 7.06 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE RETRACING NORTH 43°07'11" EAST, 40.00 FEET TO THE **POINT OF TERMINUS**.

Parcel No. 2024-0137-B

(07-09-2025)

(TJM:WAR;tjm)

Grantors do also hereby grant convey and dedicate to said **SAN DIEGO COUNTY FLOOD CONTROL DISTRICT**, a non-exclusive, non-public easement and right-of-way for ingress and egress upon, through, under, over and across that certain real property in the County of San Diego, State of California to access the drainage easement hereinabove described, for County, its officers, employees, contractors, subcontractors, agents and assigns, described as follows:

THE SOUTHWESTERLY 15.00-FEET OF THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 7820, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 14, 1978, AS FILE NO 78-392756 OF OFFICIAL RECORDS, DESCRIBED AS **PARCEL A** IN THE DEED TO CLIVE MORGAN AND GEORGINA FORSTER, HUSBAND AND WIFE AS JOINT TENANTS ON SEPTEMBER 29, 2017 AS INSTRUMENT NO. 2017-0451417, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION LYING WESTERLY OF THE EASTERLY SIDELINE OF SAID 10.00-FOOT-WIDE DRAINAGE EASEMENT HEREINABOVE DESCRIBED IN PARCEL No. 2024-0137-A.

GRANTEE shall have a perpetual right to remove buildings, structures, trees, bushes, undergrowth, and any other obstruction interfering with the use of said easement and right-of-way by the GRANTEE, its successors or assigns, without the obligation to replace or compensate for the loss or damaging of said buildings, structures, trees, bushes, undergrowth, and any other obstruction. GRANTEE's access rights shall include the right to operate any form of equipment in the easement area as may be necessary or convenient to work on the GRANTEE's facilities. GRANTOR(s) shall not place any buildings, structure, fencing, trees, bushes or any other obstructions (collectively referred to herein as Encroachments) in the easement area without first obtaining a permit from the GRANTEE to do so. GRANTEE may revoke GRANTOR's permit for the Encroachments in the easement area at any time upon five (5) days written notice. Upon revocation, GRANTOR shall immediately and completely remove all Encroachments from the easement area at GRANTOR's sole cost. GRANTEE may elect to remove the Encroachments at GRANTOR's cost without first providing notice when immediate repairs, improvement or maintenance of GRANTEE's facilities is necessary. Owner hereby waives all claims for damages which may result from, arise out of, or in any way be connected with the removal of the Encroachments by district.

GRANTOR agrees to indemnify the GRANTEE, its agents, officers, and employees against and hold them harmless from any and all liabilities, both real and alleged, for damages, costs, losses and legal and investigative expenses resulting from, arising out of, or in any way connected with the location, placement, design, plans, specifications, construction, maintenance and repair or alleged lack thereof, or use of the Encroachments. GRANTOR further agrees to defend the GRANTEE, its agents, officers, and employees, against all suits, actions or proceedings brought by any third party against them, for which GRANTOR would be liable or be alleged to be liable hereunder. GRANTEE, its agents, officers and employees shall not be liable for claims, liabilities, penalties, fines or for damage to goods, properties, or effects of any person or persons, nor for personal injuries or deaths of persons caused by acts of commission or omission by the GRANTOR or his agents, employees, or representatives, or as a result of the location, design, maintenance or repair of the Encroachments.

GRANTEE shall have the right without the prior written permission of GRANTOR to convey said easement and right-of-way, or any portion of said easement and right-of-way, to other public agencies.

Parcel No. 2024-0137-C

(11-27-2024)

(TJM:WAR:tjm)

A Temporary Construction Easement and right-of-way upon, through, under, over and across the hereinafter described real property for incidental purposes necessary to the installation, construction, operation, maintenance, repair, replacement, and reconstruction of Flood Control Improvements with the right to remove buildings, structures, trees, bushes, undergrowth, flowers, and any other obstructions interfering with the use of said easement and right-of-way by Grantee, its successors or assigns and in addition thereto, the right to grade, place or remove soil, equipment and other materials within said right-of-way and to use the same in such manner and at such locations as said Grantee may deem proper, needful or necessary in the construction, reconstruction and maintenance of said drainage improvements or structures appurtenant thereto.

THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 7820, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 14, 1978, AS FILE NO 78-392756 OF OFFICIAL RECORDS, DESCRIBED AS PARCEL A IN THE DEED TO CLIVE MORGAN AND GEORGINA FORSTER, HUSBAND AND WIFE AS JOINT TENANTS ON SEPTEMBER 29, 2017 AS INSTRUMENT NO. 2017-0451417, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID PARCEL A WITH THE SOUTHERLY PROLONGATION OF A LINE PARALLEL WITH AND DISTANT 15.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID PARCEL A; THENCE ALONG SAID PARALLEL LINE, NORTH 12°31'50" WEST, 119.16 FEET; THENCE DEPARTING SAID PARALLEL LINE, NORTH 77°28'10" EAST, 23.60 FEET, TO AN ANGLE POINT ON THE EASTERLY LINE OF SAID PARCEL A; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE, NORTH 12°02'38" EAST, 39.43 FEET; THENCE DEPARTING SAID EASTERLY LINE, NORTH 12°31'50" WEST, 34.34 FEET; THENCE SOUTH 77°28'10" WEST, 55.00 FEET TO THE WESTERLY LINE OF SAID PARCEL A; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE, SOUTH 12°31'50" EAST, 174.09 FEET, TO THE MOST SOUTHWESTERLY CORNER OF SAID PARCEL A; THENCE SOUTHEASTERLY ALONG SAID THE SOUTHWESTERLY LINE OF SAID PARCEL A, SOUTH 57°01'22" EAST, 152.94 FEET, TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN **PARCELS 1 AND 2** HEREINABOVE DESCRIBED, AND THAT PORTION LYING WITH PARCEL No.2024-0137-B HEREINABOVE DESCRIBED.

This Temporary Construction Easement will be in effect for **SIX MONTHS** beginning upon commencement of construction of said public improvements on Grantor's property, and may be extended as needed, on a month-by-month basis thereafter. In any event, this easement will terminate upon the date of recording of the "Notice of Completion" for this project on Grantor's property.

The Grantee shall have the right to fence and gate all or any portion of said Drainage easement herein conveyed within which there is installed or constructed an enclosed or unenclosed flood drainage channel, at Grantee's discretion. The Grantee, its successors and assigns, shall be responsible for operating, maintaining, and keeping in good repair the above described works of improvement.

The Grantor, their successors and assigns, reserves the right to enclose in a manner approved by the Grantee, its successors and assigns, any portion of an unenclosed flood drainage channel provided such enclosure is constructed or installed by a licensed contractor in accordance with plans and specifications approved by and to the satisfaction of the Grantee, its successors and assigns. In granting its approval the Grantee, its successors and assigns, may impose reasonable conditions including, but not limited to, the filing by the contractor or Grantor of an adequate performance bond to guarantee completion of the work.

There is reserved to the Grantor, their successors and assigns, the right and privilege to use the above described land of the Grantor at any time, in any manner and for any purpose not inconsistent with the full use and enjoyment by the Grantee, its successors and assigns, of the rights and privileges herein granted.

**SEE EXHIBIT "A" ATTACHED HERETO CONSISTING OF 2 PAGES, FOR ILLUSTRATIVE PURPOSES ONLY
AND IS NOT INTENDED TO BE USED IN THE CONVEYANCE OF LAND.**

Executed this 30 day of JULY, 20 25.

By: 
Name: Clive Morgan

By: 
Name: Georgina Morgan

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 _____ before me, _____, a Notary Public,
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 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.

FOR NOTARY SEAL OR STAMP

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: _____

Name (typed or printed), Notary Public in and for said County and State

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 SAN DIEGO

SS

ON JULY 30th, 2025, BEFORE ME, RICHARD A. RYALS, DEPUTY COUNTY CLERK OF THE COUNTY OF SAN DIEGO, PERSONALLY APPEARED

CLIVE MORGAN AND GEORGINA MORGAN

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
COUNTY ASSESSOR/RECORDER/COUNTY CLERK

BY:

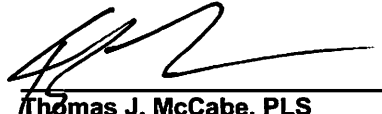
R. A. Ryals
RICHARD A. RYALS, DEPUTY COUNTY CLERK



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the foregoing deed or grant to the **San Diego County Flood Control District**, a political subdivision and/or governmental agency, is hereby accepted on behalf of its Board, pursuant to authority conferred by Resolution No. 12-160 of said Board adopted on **October 10, 2012 (FL 01)**, and the Grantee consents to recordation thereof by its duly authorized officer.

Dated: 8/11/2025



Thomas J. McCabe, PLS
Senior Land Surveyor
Real Estate Services Division
Department of General Services
County of San Diego

EXHIBIT "A"

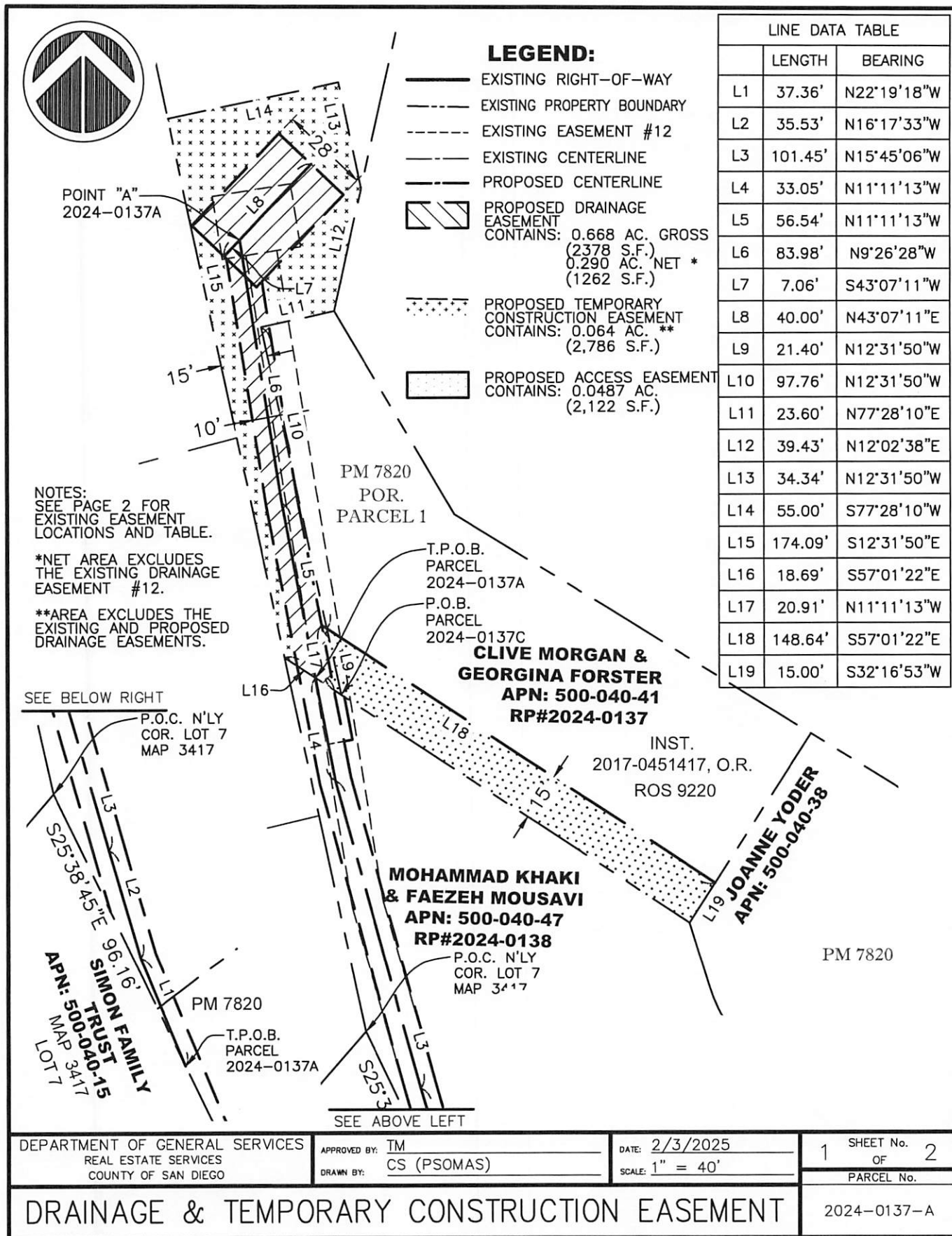
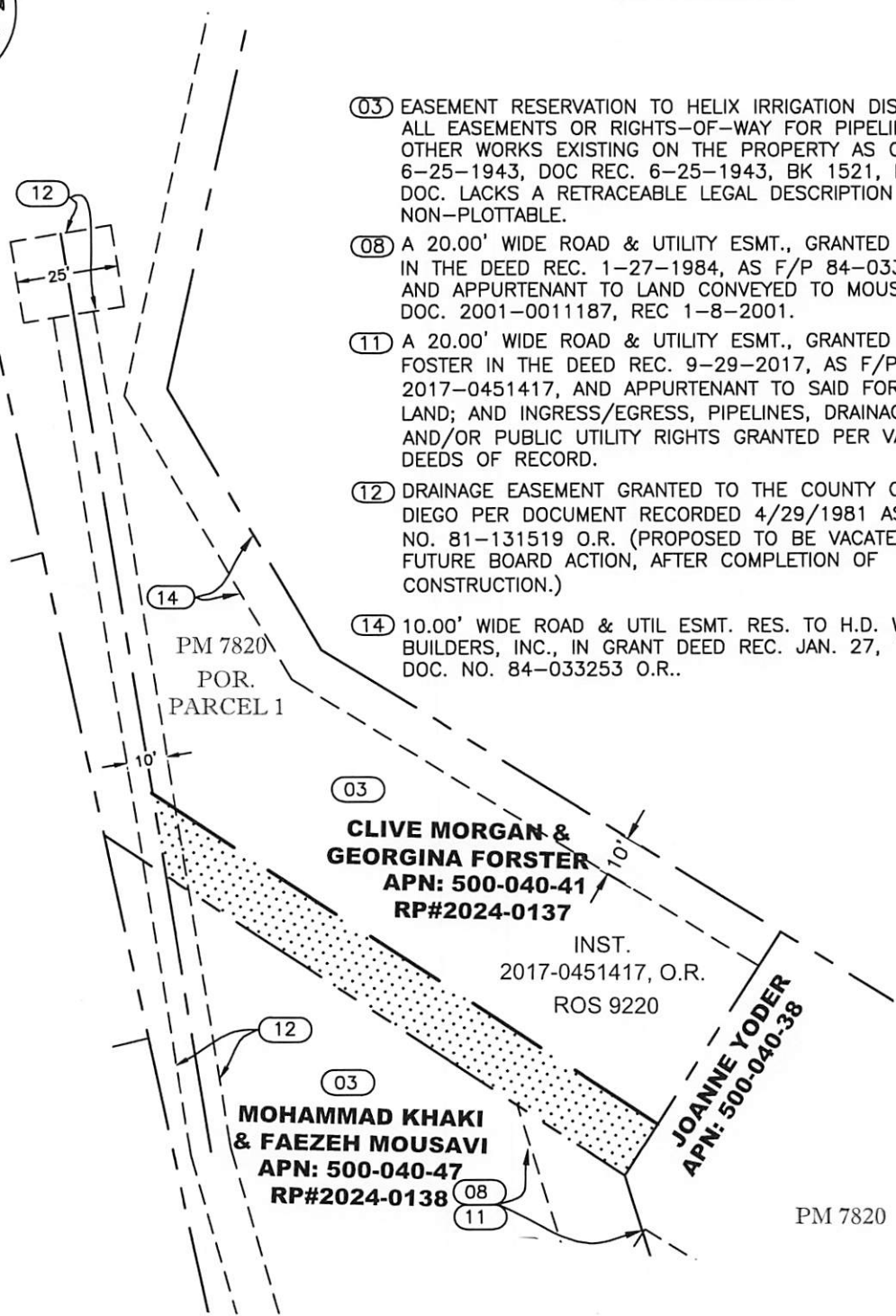


EXHIBIT "A"

EXISTING EASEMENTS:

- (03) EASEMENT RESERVATION TO HELIX IRRIGATION DISTRICT, ALL EASEMENTS OR RIGHTS-OF-WAY FOR PIPELINES, OR OTHER WORKS EXISTING ON THE PROPERTY AS OF 6-25-1943, DOC REC. 6-25-1943, BK 1521, PG 147. DOC. LACKS A RETRACEABLE LEGAL DESCRIPTION AND IS NON-PLOTTABLE.
- (08) A 20.00' WIDE ROAD & UTILITY ESMT., GRANTED TO WEST IN THE DEED REC. 1-27-1984, AS F/P 84-033253, AND APPURTENANT TO LAND CONVEYED TO MOUSAVI IN DOC. 2001-0011187, REC 1-8-2001.
- (11) A 20.00' WIDE ROAD & UTILITY ESMT., GRANTED TO FOSTER IN THE DEED REC. 9-29-2017, AS F/P 2017-0451417, AND APPURTENANT TO SAID FORSTER'S LAND; AND INGRESS/EGRESS, PIPELINES, DRAINAGE AND/OR PUBLIC UTILITY RIGHTS GRANTED PER VARIOUS DEEDS OF RECORD.
- (12) DRAINAGE EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO PER DOCUMENT RECORDED 4/29/1981 AS FILE NO. 81-131519 O.R. (PROPOSED TO BE VACATED BY A FUTURE BOARD ACTION, AFTER COMPLETION OF CONSTRUCTION.)
- (14) 10.00' WIDE ROAD & UTIL ESMT. RES. TO H.D. WEST BUILDERS, INC., IN GRANT DEED REC. JAN. 27, 1984 AS DOC. NO. 84-033253 O.R..



DEPARTMENT OF GENERAL SERVICES
REAL ESTATE SERVICES
COUNTY OF SAN DIEGO

APPROVED BY: TM
DRAWN BY: CS (PSOMAS)

DATE: 3/25/2025
SCALE: 1" = 40'

2 SHEET No. 2
OF
PARCEL No.

DRAINAGE & TEMPORARY CONSTRUCTION EASEMENT

2024-0137-A