

Madison parking  
ORRICE ASST. MAIL

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

DOC# 2026-0006976



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

7796909

Jan 09, 2026 02:20 PM

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

PAGES: 9

SPACE ABOVE FOR RECORDER'S USE ONLY

# EASEMENT FOR COUNTY HIGHWAY

NO TRANSFER TAX DUE

Document Transfer Tax: \$0

R & T Code 11922

Assessor's Parcel No.: 222-433-32

Project: ADA Ramp FY 22-23 East

W.O. No.: IA-PWR-01308

Work Task No.: WT - 4802718

R.E.S. Parcel No.: 2023-0181-A & B

Log No.: N/A

**FEI SHEN AND SUNHEE LEE, husband and wife, as joint tenants**

hereinafter called **GRANTOR(S)**, for a valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby grant, convey and dedicate to the **COUNTY OF SAN DIEGO**, a political subdivision of the State of California, together with its successors and assigns, hereinafter called **GRANTEE**, the right-of-way and incidents thereto for a public highway upon, through, under, over and across that certain real property in the County of San Diego, State of California, described as follows:

Parcel No. 2023-0181-A

(1/6/2025)

(AE:TM)

That portion of Lot 39 of Lake San Marcos Greens Subdivision Unit No. 1, in the County of San Diego, State of California, according to Map thereof No. 8431 filed in the Office of the County Recorder of San Diego County December 8, 1976, said portion being more particularly described as follows:

**Beginning** at the intersection of the centerline of La Verde Drive as dedicated per said Map No. 8431 with the centerline of Del Rosa Lane being a private street shown as Lot 126 on said Map No. 8431, also being the Northwesterly terminus of a 500.00 foot radius curve concave Northwesterly; to which a radial line bears South 58°58'09" East; thence southwesterly along said centerline of Del Rosa Lane and the arc of said curve through a central angle of 3°12'55" an arc distance of 28.06 feet to a point on the Southerly Right of Way of said La Verde Drive, also being a non-tangent 203.00 foot radius curve concave Northeasterly, to which a radial line bears South 35°59'35" East; thence Southeasterly along said Right of Way and the arc of said curve through a central angle of 6°25'49" an arc distance of 22.78 feet to the Northwesterly line of said Lot 39 and the **TRUE POINT OF BEGINNING**; thence continuing along said Right of Way and the arc of said 203.00 foot radius curve through a central angle of 0°45'27" a distance of 2.98 feet; thence leaving said Right of Way, South 73°19'15" West 5.06 feet; thence North 16°40'45" West 2.31 feet to said Northwesterly line; Thence along said Northwesterly line, North 80°08'20" East 3.21 feet to the **TRUE POINT OF BEGINNING**.

Parcel No. 2023-0181-B

(1/6/2025)

(AE:TM)

A TEMPORARY CONSTRUCTION EASEMENT, THROUGH, UNDER, OVER AND ACROSS THE HEREINAFTER DESCRIBED REAL PROPERTY, TOGETHER WITH THE RIGHT OF INGRESS AND

EGRESS THEREFROM, FOR THE RECONSTRUCTION OF UTILITY LATERALS, RECONNECTING PRIVATE IMPROVEMENTS, AND FOR ANY OTHER OPERATIONS NECESSARY AND INCIDENT TO THE CONSTRUCTION OF A PUBLIC HIGHWAY KNOWN AS LA VERDE DRIVE, WITH THE RIGHT TO GRADE, PLACE OR REMOVE SOIL, EQUIPMENT AND OTHER MATERIALS WITHIN SAID TEMPORARY

CONSTRUCTION EASEMENT AND TO USE THE SAME IN SUCH MANNER AND AT SUCH LOCATIONS AS SAID GRANTEE MAY DEEM PROPER, NEEDFUL OR NECESSARY IN THE IMPROVEMENT OF SAID PUBLIC HIGHWAY OR STRUCTURES APPURTENANT THERETO.

**Beginning** at said centerline intersection of said La Verde Drive and said Del Rosa Lane described hereinabove; also being the Northwesterly terminus of a 500.00 foot radius curve concave Northwesterly; to which a radial line bears South 58°58'09" East; thence southwesterly along said centerline of Del Rosa Lane and the arc of said curve through a central angle of 3°12'55" an arc distance of 28.06 feet to a Point on the Southerly Right of Way of said La Verde Drive, also being a non-tangent 203.00 foot radius curve concave Northeasterly, to which a radial line bears South 35°59'35" East; thence Southeasterly along the arc of said curve through a central angle of 6°25'49" an arc distance of 22.78 feet to the Northwesterly line of said Lot 39 and the **TRUE POINT OF BEGINNING**; thence continuing along said Right of Way and the arc of said 203.00 foot radius curve through a central angle of 2°52'47" an arc distance of 10.20 feet; thence leaving said Right-of-Way, South 64°58'19" West 18.67 feet; thence North 53°11'25" West 9.57 feet to the Northwesterly line of said Lot 39, being a point on a non-tangent 514.00 foot radius curve concave Northwesterly to which a radial line bears South 54°11'56" East; thence Northeasterly along said Northwesterly line and the arc of said curve through a central angle of 0°40'00" an arc distance of 5.98 feet to an angle point therein; thence continuing along said Northwesterly line, North 80°08'20" East 12.29 feet to the **TRUE POINT OF BEGINNING**.

**EXCEPTING THEREFROM** that portion lying within **Parcel 2023-0181-A** hereinabove described.

THIS TEMPORARY CONSTRUCTION EASEMENT WILL BE IN EFFECT FOR SIX MONTHS BEGINNING UPON COMMENCEMENT OF CONSTRUCTION OF SAID PUBLIC HIGHWAY 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.

The Grantor hereby further grants to Grantee all trees, growths (growing or that may hereafter grow), and road building materials within said easements and right-of-way, including the right to take water, together with the right to use the same in such manner and at such locations as said Grantee may deem proper, needful or necessary, in the construction, reconstruction, improvement or maintenance of said highway.

The Grantor, for itself and its successors and assigns, hereby waive any claim for any and all damages to Grantor's remaining property contiguous to the easements and right-of-way hereby conveyed by reason of (a) the severance of the remainder from the part taken; and (b) the construction and use of the public highway project for which the property is taken in the manner proposed by the County whether or not the damage is caused by a portion of the project located on the part taken.

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

Dated this 17<sup>th</sup> day of October, 2025.

**FEI SHEN AND SUNHEE LEE, husband and wife, as joint tenants**

By: [Signature]  
**Fei Shen**

By: \_\_\_\_\_  
**Sunshhee Lee**

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: \_\_\_\_\_

\_\_\_\_\_  
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 October 17, 2025 BEFORE ME, VICTORIA ROSALES, DEPUTY COUNTY CLERK OF THE COUNTY OF SAN DIEGO, PERSONALLY APPEARED

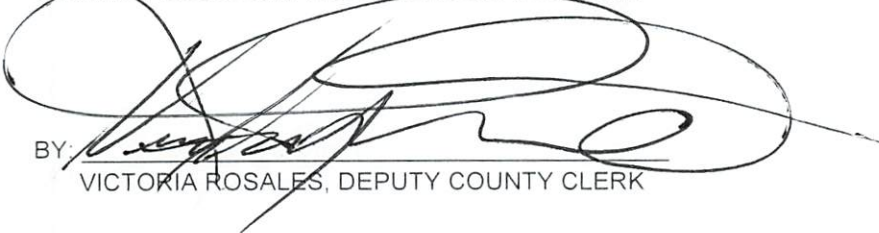
Fei Stew

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:   
VICTORIA ROSALES, DEPUTY COUNTY CLERK



Dated this 23 day of October, 2025

**FEI SHEN AND SUNHEE LEE, husband and wife, as joint tenants**

By: \_\_\_\_\_  
**Fei Shen**

By: \_\_\_\_\_  
**Sunshhee Lee**

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: \_\_\_\_\_

\_\_\_\_\_  
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 October 23, 2025 BEFORE ME, VICTORIA ROSALES, DEPUTY COUNTY CLERK OF THE COUNTY OF SAN DIEGO, PERSONALLY APPEARED

Sunhee Lee

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:   
VICTORIA ROSALES, DEPUTY COUNTY CLERK






**CERTIFICATE OF ACCEPTANCE**


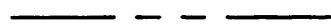
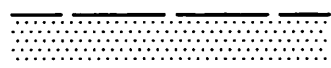
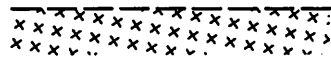
This is to certify that the interest in real property conveyed by the foregoing deed or grant to the **County of San Diego**, a political subdivision, is hereby accepted on behalf of the Board of Supervisors of said County of San Diego pursuant to authority conferred by Resolution No. 12-159 of said Board adopted on **October 10, 2012 (08)** and the Grantee consents to recordation thereof by its duly authorized officer.

Dated: 1/6/2026

  
\_\_\_\_\_  
Thomas J. McCabe, PLS  
Senior Land Surveyor  
Department of General Services  
County of San Diego

# EXHIBIT "A"

**LEGEND:**

-  EXISTING RIGHT-OF-WAY
  -  EXISTING PROPERTY BOUNDARY
  -  PROPOSED ROAD EASEMENT  
CONTAINS 9 SQ. FT., MORE OR LESS
  -  PROPOSED TEMPORARY CONSTRUCTION EASEMENT  
CONTAINS 164 SQ. FT., MORE OR LESS
- POB POINT OF BEGINNING  
 TPOB TRUE POINT OF BEGINNING

**EXISTING EASEMENTS:**

- ① 56'-WIDE RIGHT-OF-WAY OF LA CASA DRIVE DEDICATED TO AND ACCEPTED BY THE COUNTY OF SAN DIEGO PER MAP NO. 8431, FILED 12/8/1970.
- ② OPEN SPACE EASEMENT DEDICATED TO AND ACCEPTED BY THE COUNTY OF SAN DIEGO PER MAP NO. 8431, FILED 12/8/1970.
- ③ EASEMENT GRANTED TO SAN MARCOS COUNTY WATER DISTRICT FOR PIPELINES FOR ANY AND ALL PURPOSES, PER DOCUMENT RECORDED 9/3/1976 AS FILE NO. 76-290868 O.R.
- ④ EASEMENT FOR INSTALLATION, REPAIR AND MAINT. OF OUTSIDE AREAS AND UTILITIES AS SET FORTH IN DEC. OF CC&R'S REC. 3-31-1977 AS FILE NO. 77-118429, WITH THE RIGHT TO GRANT TO OTHERS, AS RESERVED TO THE DOAN CORP. IN THE GRANT DEED REC. 12-7-1977 AS FILE/PAGE NO. 77-504909 OF O.R.
- ⑥ EASEMENT TO SDG&E FOR UNDERGROUND AND NECESSARY ABOVE GROUND STRUCTURES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER DOC REC. 7-19-1977 AS FILE/PAGE NO. 77-288343 OF O.R.

DEPARTMENT OF GENERAL SERVICES REAL ESTATE SERVICES COUNTY OF SAN DIEGO	APPROVED BY: <u>TM</u> DRAWN BY: <u>AE</u>	DATE: <u>12/24/24</u> SCALE: _____	1 SHEET No. OF 2 PARCEL No.
<b>CO. HWY EASEMENT &amp; TCE</b> LA VERDE DRIVE AT DEL ROSA LANE - LOT 39, MAP 8431			2023-0181-A&B

EXHIBIT "A"



Line Table		
Line #	Length	Direction
L1	5.06'	N73°19'15"E
L2	2.31'	N16°40'45"W
L3	3.21'	N80°08'20"E
L4	18.67'	N64°58'19"E
L5	9.57'	S53°11'25"E
L6	12.29'	N80°08'20"E

Curve Table			
Curve #	Length	Radius	Delta
C1	2.68'	203.00'	0°45'27"
C2	10.20'	203.00'	2°52'47"
C3	5.98'	514.00'	0°40'00"

DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES  
COUNTY OF SAN DIEGO

APPROVED BY: TM  
DRAWN BY: AE

DATE: 12/24/24  
SCALE: 1" = 20'

2 SHEET No. 2  
OF  
PARCEL No.

CO. HWY EASEMENT & TCE  
LA VERDE DRIVE AT DEL ROSA LANE - LOT 39, MAP 8431

2023-0181-A&B