

2019030693

Stephen L. Vagnini
Monterey County Clerk-Recorder

07/23/2019 02:49 PM

Recorded at the request of:
EAST GARRISON COMMUNITY SERV

Titles: 1 Pages: 7

Fees: \$0.00
Taxes: \$0.00
AMT PAID: \$0.00



RECORDING REQUESTED BY)
AND WHEN RECORDED RETURN TO:)
East Garrison Community Services District)
c/o Monterey County Resource)
Management Agency)
1441 Schilling Place South, 2nd Floor)
Salinas, CA 93901)
Attention: Lynette Redman)

No Documentary Transfer Tax Required -
Acquiring Agency is a Political Subdivision
of the State of California
(Revenue & Taxation Code 11922)

Space above this line for Recorder's use

No Fee per Govt. Code 6103

GRANT DEED

EAST GARRISON NEIGHBORHOOD PARKS (PHASE 3 TRACT 1532)

APN: 031-301-016-000, 031-301-017-000

GRANTOR: UCP EAST GARRISON, LLC, A DELAWARE LIMITED LIABILITY
COMPANY,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does
hereby GRANT to

GRANTEE: EAST GARRISON COMMUNITY SERVICES DISTRICT (a community
services district formed pursuant to California Government Code §61000 et seq.)

the following described property in the Unincorporated Area of the County of Monterey, State of
California:

Parcels P3.1 and P3.2, as said P3.1 and P3.2 are shown on that certain map entitled Tract
No. 1532, East Garrison Phase Three, filed for record December 26, 2017, in Volume 24
of Cities and Towns, at page 7, filed in the Office of the County Recorder, County of
Monterey, State of California, and attached hereto as Exhibit A-1;

“The area designated as Parcels P3.1 and P3.2, are hereby reserved for the East Garrison
Community Services District or its designee and to the public for open space purposes
and storm water detention. The undersigned reserves an easement to access said parcels
in the future for the construction and temporary maintenance of the required East
Garrison improvements.”

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AND WHEN RECORDED RETURN TO:)
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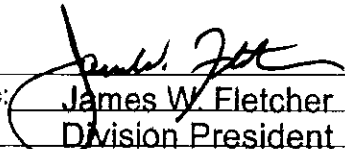
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FILE COPY

Subject to the Terms & Provisions, Rights and Easements as contained in the Quit Claim Deed executed by the United States of America in favor of the Fort Ord Reuse Authority, recorded May 19, 2006 in Instrument No. 2006045190 Official Records of Monterey County. Said document was re-recorded and amended January 12, 2007 in Instrument No. 2007003370 Official Records.

GRANTOR:

UCP EAST GARRISON, LLC, a Delaware Limited Liability Company

By:  _____

Name: James W. Fletcher

Its: Division President

Dated: 5.21.19

ACKNOWLEDGEMENT

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.

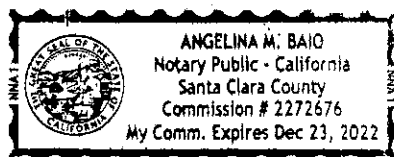
STATE OF CALIFORNIA)
) SS.
COUNTY OF SANTA CLARA)

On May 21, 2009 before me, Angelina M. Baio,
a Notary Public, personally appeared James W. Fletcher,
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.

Angelina M. Baio
Signature



(Seal)


ACCEPTANCE AND CONSENT TO RECORDATION

May 21 2019 → JOP

This is to certify that the interest in real property conveyed by the Grant Deed dated ~~July 16, 2018~~ 2018 from UCP EAST GARRISON, LLC, A Delaware Limited Liability Company, to the EAST GARRISON COMMUNITY SERVICES DISTRICT, a community services district formed pursuant to California Government Code §61000 et seq., is hereby accepted by order of the Board of Directors of the East Garrison Community Services District on July 16, 2019, and the grantee consents to recordation thereof by its duly authorized officer.

GRANTEE
EAST GARRISON COMMUNITY
SERVICES DISTRICT

Dated: 7-17-19



John Phillips
Chair, Board of Directors

Approved as to Form:
DISTRICT COUNSEL



Deputy

Dated: 6-3-19

ACKNOWLEDGEMENT

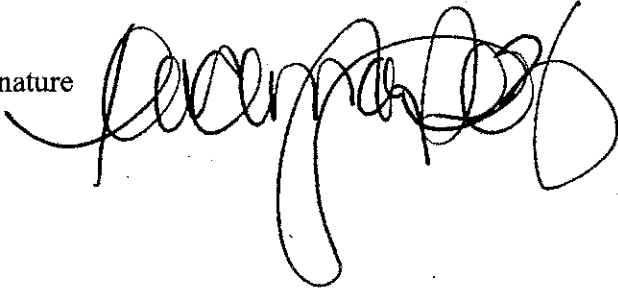
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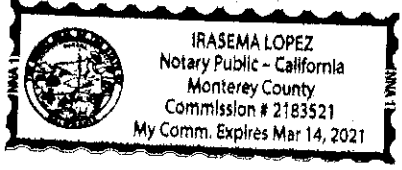
STATE OF CALIFORNIA)
) SS.
COUNTY OF MONTEREY)

On JULY 17, 2019 before me, IRASEMA LOPEZ,
a Notary Public, personally appeared JOHN & MIYU,
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.

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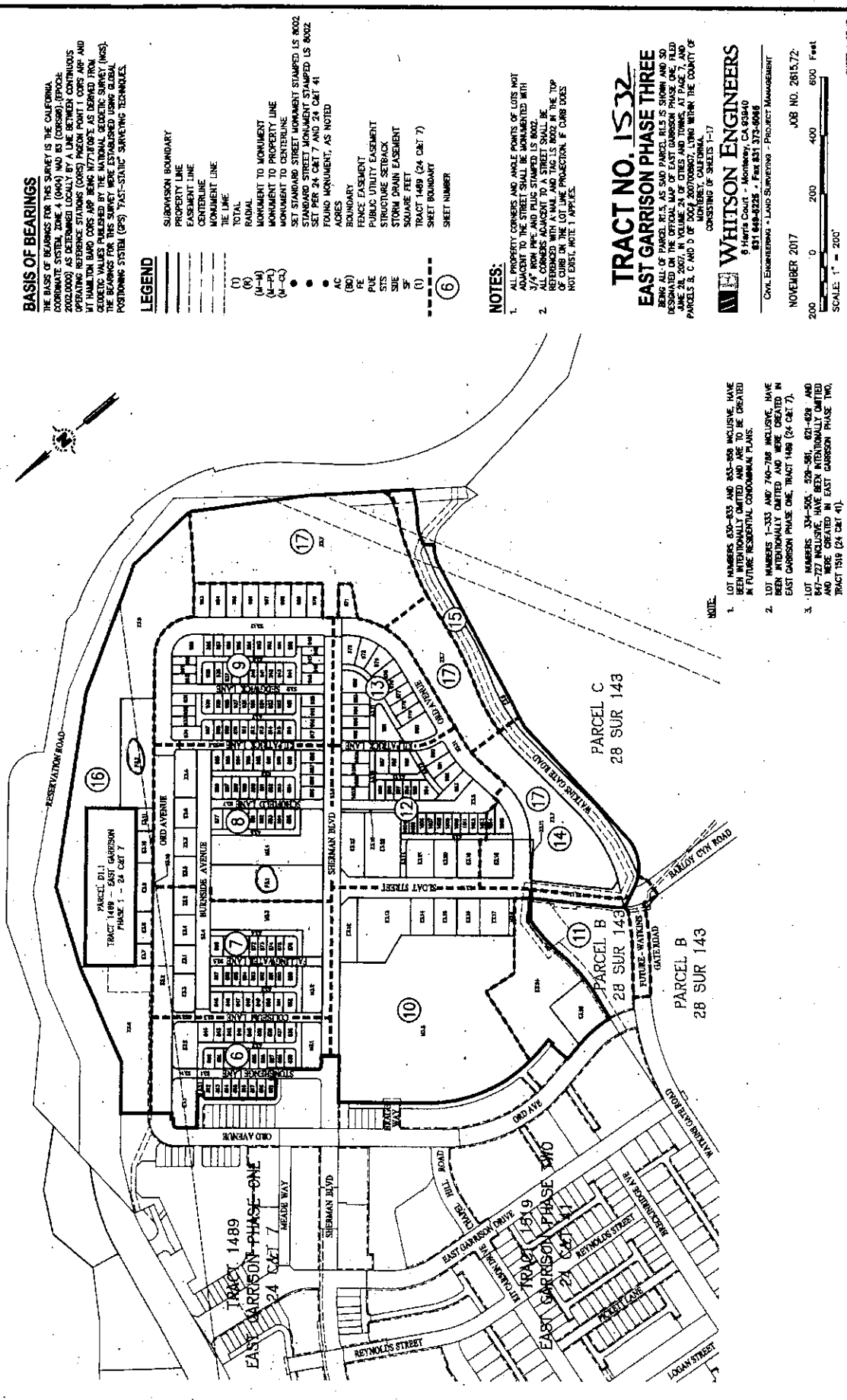
Signature 



(Seal)

Exhibit A-1
Phase Three Tract Map

Vol 24 C&T Pg 54



BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, NAD 83 (CONVERSION YEAR 2011/2010) AS DETERMINED LOCALLY BY A LINE BETWEEN CONTIGUOUS OPERATING REFERENCE STATIONS (CORES) FROM POINT 1 CORRS ARR AND UT HAMILTON BARRI CORES ARR BEING N77°30'07.8" AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS). THE BEARINGS FOR THIS SURVEY WERE ESTABLISHED USING GLOBAL POSITIONING SYSTEM (GPS) FAST-STATIC SURVEYING TECHNIQUES.

LEGEND

---	SUBDIVISION BOUNDARY
---	PROPERTY BOUNDARY
---	EASEMENT LINE
---	CENTERLINE
---	MONUMENT LINE
---	THE LAKE
---	TOTAL
(1)	RADIAL
(M-H)	MONUMENT TO MONUMENT
(M-P)	MONUMENT TO PROPERTY LINE
(M-C)	MONUMENT TO CENTERLINE
---	SET STANDARD STREET MONUMENT STAMPED LS 9002
---	SET STANDARD STREET MONUMENT STAMPED LS 9002
---	FOR SETBACK, AS NOTED
---	AC
(80)	BOUNDARY
FE	FENCE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
STS	STRUCTURE SETBACK
SIE	STORM DRAIN EASEMENT
SF	SQUARE FEET
(1)	TRACT 1489 (24 C&T 7)
(6)	SHEET NUMBER

NOTES:

- ALL PROPERTY CORNERS AND ANGLE POINTS OF LOTS NOT SHOWN ON THIS PLAN SHALL BE LOCATED WITH 1/4" FROM THE END WITH STAMPED LS 9002.
- ALL CORNERS ADJACENT TO A STREET SHALL BE REFERENCED WITH A WALL AND TAG LS 9002 IN THE TOP OF CURB ON THE LOT LINE PROJECTION, IF CURB DOES NOT EXIST, NOTE 1 APPLIES.

**TRACT NO. 1532
 EAST GARRISON PHASE THREE**

WHITSON ENGINEERS
 CIVIL ENGINEERING - LAND SURVEYING - PROJECT MANAGEMENT
 9 Harris Court - Monterey, CA 93940
 831 648-5228 - Fax 831 373-8085

NOVEMBER 2017 JOB NO. 2815.72
 200' 0" 200' 400' 600' Feet
 SCALE: 1" = 200'

SHEET 4 OF 17

NOTE:

- LOT NUMBERS 634-635 AND 636-638 INCLUSIVE HAVE BEEN INTENTIONALLY OMITTED AND ARE TO BE CREATED IN FUTURE RESIDENTIAL CONDOMINIUM PLANS.
- LOT NUMBERS 1-133 AND 740-749 INCLUSIVE HAVE BEEN INTENTIONALLY OMITTED AND WILL BE CREATED IN EAST GARRISON PHASE ONE, TRACT 1489 (24 C&T 7).
- LOT NUMBERS 334-503, 509-561, 621-628 AND 647-727 INCLUSIVE HAVE BEEN INTENTIONALLY OMITTED AND WILL BE CREATED IN EAST GARRISON PHASE TWO, TRACT 1516 (24 C&T 4).