

**RESOLUTION 21-02
OF THE BOARD OF DIRECTORS OF HELIX WATER DISTRICT
AUTHORIZING THE EXECUTION OF THE PARTIAL QUITCLAIM OF
AN EASEMENT OVER PORTIONS OF ASSESSOR PARCEL NUMBER 479-141-13,
IN THE CITY OF LEMON GROVE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA**

WHEREAS, a quitclaim deed has been presented to the Helix Water District Board of Directors, a copy of which is attached here; and

WHEREAS, it is in the interest of the district to approve and execute said deed;

NOW, THEREFORE, IT IS HEREBY RESOLVED, DETERMINED AND ORDERED by the Helix Water District Board of Directors as follows:

1. That said deed be and hereby is approved.
2. That property described in said deed is no longer necessary for district purposes.
3. That the president and secretary be and they hereby are authorized and directed to execute said deed on behalf of the district and the secretary is authorized to deliver said deed to the parties named therein.

PASSED, ADOPTED AND APPROVED this 6th day of January 2021, by the following vote:

AYES: Scalzitti, Hedberg, McMillan, Gracyk, Verbeke


NOES: None

ABSENT: None

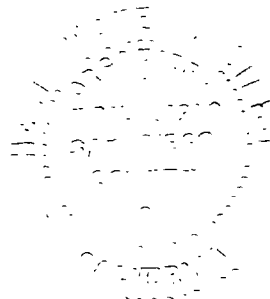


Joel A. Scalzitti, President

ATTEST:



Sandra L. Janzen, Secretary of the Board



**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Helix Water District
Right of Way Section
7811 University Avenue
La Mesa, CA 91942-0427

DOCUMENTARY TRANSFER TAX: 0

SIGNATURE: _____

THIS DOCUMENT BEING RECORDED
FOR THE BENEFIT OF A PUBLIC AGENCY
(PER GOVT CODE SEC. 6109)

APN: 479-141-13

PARTIAL EASEMENT QUITCLAIM DEED

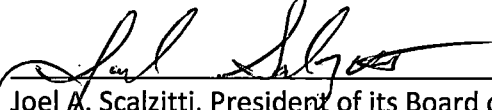
Pursuant to authority of a resolution of its Board of Directors, the **HELIX WATER DISTRICT**, an irrigation district organized and operating under the California Irrigation District Law, Water Code Section 20500 et seq., situated wholly in the County of San Diego, State of California, hereby quitclaims to **THO GIA PHAN, Trustee of the THO G. PHAN and YVONNE T. NGUYEN Family Trust dated September 1, 2015**, as to an undivided 40% interest, and **BACH VAN HUYNH, a single woman**, as to an undivided 60% interest, as tenants in common, all of its right, title and interest in and to that certain easement as granted to said District by the Grant of Easement Document recorded **November 29, 2007, Parcel Map No. 20394**, and Grant of Easement recorded **June 25, 2020, with Document Number 2020-0331737**, of Official Records, filed in the Office of the County Recorder of San Diego County, State of California, as more particularly described as follows:

ATTACHED EXHIBITS A & B

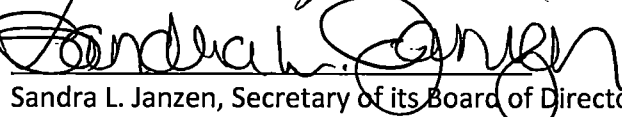
IN WITNESS WHEREOF, said District has caused this Quitclaim Deed to be executed, acknowledged and delivered by the President and Secretary of the Board of Directors of said District, this 29 day of January, 2021.

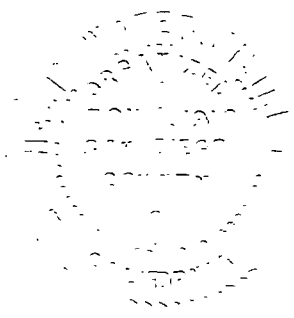
HELIX WATER DISTRICT

BY:


Joel A. Scalzitti, President of its Board of Directors

BY:


Sandra L. Janzen, Secretary of its Board of Directors



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)

On January 29, 2021 before me, Lorri S. Annett, Notary Public, personally appeared

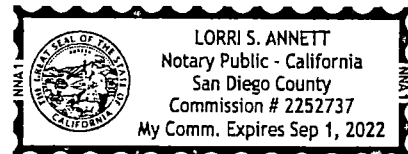
Joel A. Scalzitti and Sandra L. Janzen

who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.

Handwritten signature of Lorri S. Annett



(Notary Seal)

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: Partial Easement Quitclaim Deed APN: 479-141-13

Date of Document: Number of Pages:

Signer(s) Other Than Names 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:

EXHIBIT "A"

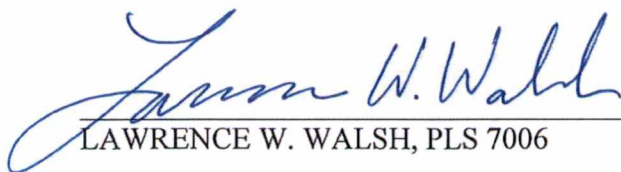
A PORTION OF LOT 13, IN THE CITY OF LEMON GROVE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 15770, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 13; THENCE SOUTHERLY ALONG THE WESTERLY LINE THEREOF SOUTH 00°58'19" WEST 438.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE EASTERLY ALONG THE SOUTHERLY LINE THEREOF SOUTH 89°01'41" EAST 35.36 FEET TO THE EAST LINE OF AN EASEMENT GRANTED TO HELIX WATER DISTRICT ON PARCEL MAP 20394; THENCE ALONG SAID EAST LINE NORTH 00°11'54" EAST 439.65 FEET TO THE NORTHERLY LINE OF SAID LOT 13; THENCE WESTERLY ALONG SAID NORTHERLY LINE SOUTH 89°32'21" WEST 29.44 FEET TO THE POINT OF **BEGINNING**.

EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13; THENCE ALONG THE WESTERLY LINE THEREOF NORTH 00°58'19" EAST 21.34 FEET; THENCE LEAVING SAID LINE SOUTH 89°01'41" EAST 7.89 FEET; THENCE NORTH 46°02'21" EAST 10.02 FEET; THENCE SOUTH 00°11'54" WEST 28.42 FEET TO THE SOUTHERLY LINE OF SAID LOT 13; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°01'41" WEST 15.36 FEET TO THE **POINT OF BEGINNING**.

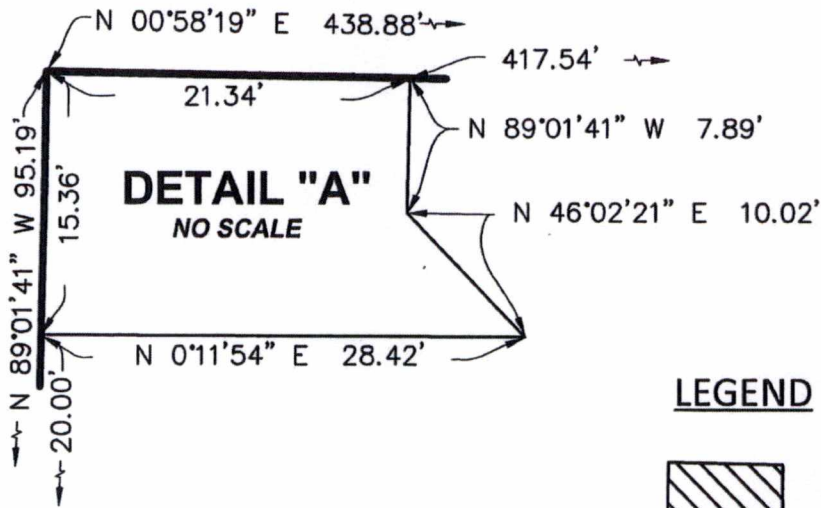
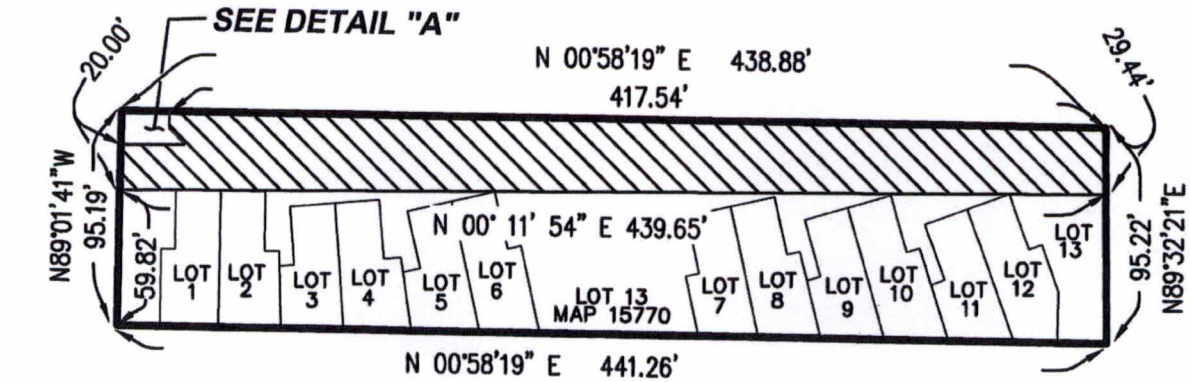
CONTAINING 13,880 SQUARE FEET, MORE OR LESS.


LAWRENCE W. WALSH, PLS 7006

12-3-20
DATE



EXHIBIT "B"



SCALE: 1"=80'

LEGEND



INDICATES PORTION OF HELIX EASEMENT GRANTED PER PM 20394 QUITCLAIMED HEREON 13,880 SQ. FT.

PREPARED BY:

Lawrence W. Walsh
LAWRENCE W. WALSH, PLS 7006

12-3-20

DATE



Walsh Engineering & Surveying, Inc.

607 Aldwych Road, El Cajon, CA 92020
(619) 588-6747 (619) 792-1232 Fax



VICINITY MAP

NO SCALE

THOMAS BROS MAP NO. 1270, F-6

HELIX WATER DISTRICT

**QUITCLAIM OF EASEMENT OVER
(VACANT) CENTRAL AVENUE
LEMON GROVE, CA 91945**

DRAWN BY: CAR

DATE: 12-03-20

CHECKED BY: HBA

APN: 479-141-13

H.W.D. MAP: 236-B

SHEET 1 OF 1

APPROVED:

W.O. RMB20093