

RESOLUTION NO. 2014-18

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
PHELAN PINON HILLS COMMUNITY SERVICES DISTRICT
DISPOSING OF SURPLUS PROPERTY**

WHEREAS, the Phelan Pinon Hills Community Services District (hereinafter referred to as “the District”) is a community services district organized and operating pursuant to California Government Code Section 61000 et seq.;

WHEREAS, the District is the owner of approximately 468.72 acres of real property located along Sheep Creek Road and El Mirage Road west of the City of Adelanto and north of the Town of Phelan in unincorporated County of San Bernardino, State of California, which is more particularly described and depicted in Exhibits “A” and “B” attached hereto and incorporated herein by this reference (hereinafter referred to as “the Property”);

WHEREAS, the District’s Board of Directors has tentatively determined that the Property is no longer necessary for use by the District; and

WHEREAS, the District’s Board of Directors presently desires to pursue the potential sale or lease of the Property.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Phelan Pinon Hills Community Services District as follows:

1. The Property is hereby declared to be surplus land; however, the District’s Board of Directors reserves the right to reverse said declaration, which is hereby rendered without prejudice to the ability of the District’s Board of Directors to rescind this Resolution any time prior to any decision to sell, lease, or otherwise dispose of the Property.

2. The District's General Manager is hereby directed to send written offers to sell and/or lease the Property to all entities entitled to receive such notice pursuant to the applicable provisions of Government Code Section 54220 et seq.

3. The District's General Manager is also hereby directed to comply with all applicable provisions of Government Code Section 54220 et seq. in negotiating the sale and/or lease of the Property.

4. The terms of any sale, lease, and/or disposal of the Property are subject to subsequent acceptance and final approval by the District's Board of Directors.

ADOPTED this 5th day of November, 2014.

AYES: Brandon, Morrissette, Pace, Roberts, Whalen

NOES:

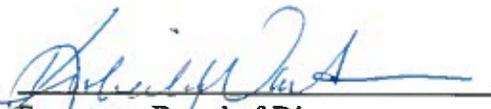
ABSTAIN:

ABSENT:



President, Board of Directors

ATTEST:



Secretary, Board of Directors

Exhibit A
LEGAL DESCRIPTION

THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF EXCEPTING THEREFROM PARCEL A, PARCEL B AND PARCEL C DESCRIBED AS FOLLOWS:

PARCEL A

1. COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 14; THENCE SOUTH 00° 29' 01" EAST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 1,291.22 FEET TO THE TRUE POINT OF BEGINNING;
2. THENCE NORTH 89° 30' 59" EAST A DISTANCE OF 100.00 FEET;
3. THENCE SOUTH 00° 29' 01" EAST A DISTANCE OF 100.00 FEET;
4. THENCE SOUTH 89° 30' 59" WEST A DISTANCE OF 100.00 FEET TO THE WEST LINE OF SAID SOUTHEAST 1/4;
5. THENCE NORTH 00° 29' 01" WEST ALONG SAID WEST LINE A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING.
- 6.

PARCEL B

1. COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 14; THENCE NORTH 89° 41' 09" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 1,337.21 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST 1/4;
2. THENCE SOUTH 00° 29' 14" EAST ALONG SAID EAST LINE A DISTANCE OF 1188.99 FEET TO THE TRUE POINT OF BEGINNING;
3. THENCE SOUTH 89° 30' 46" WEST A DISTANCE OF 50.00 FEET;
4. THENCE SOUTH 00° 29' 14" EAST A DISTANCE OF 100.00 FEET;
5. THENCE NORTH 89° 30' 46" EAST DISTANCE OF 50.00 FEET TO SAID EAST LINE OF THE WEST HALF OF SAID SOUTHEAST 1/4;
6. THENCE NORTH 00° 29' 14" WEST ALONG SAID EAST LINE A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING

PARCEL C

1. COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 14;
THENCE NORTH 89° 41' 09" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 A
DISTANCE OF 1,337.21 FEET TO THE EAST LINE OF THE WEST HALF OF SAID
SOUTHEAST 1/4;
2. THENCE SOUTH 00° 29' 14" EAST ALONG SAID EAST LINE A DISTANCE OF 1188.99 FEET
TO THE TRUE POINT OF BEGINNING;
3. THENCE NORTH 89° 30' 46" EAST A DISTANCE OF 50.00 FEET;
4. THENCE SOUTH 00° 29' 14" EAST A DISTANCE OF 100.00 FEET;
5. THENCE SOUTH 89° 30' 46" WEST A DISTANCE OF 50.00 FEET TO SAID EAST LINE OF
THE WEST HALF OF SAID SOUTHEAST 1/4;
6. THENCE NORTH 00° 29' 14" WEST ALONG SAID EAST LINE A DISTANCE OF 100.00 FEET
TO THE TRUE POINT OF BEGINNING

Legal description PREPARED by:

Thomas E. Ragen L.S. 6205; Expires 03/30/2016

Date: _____

Exhibit A
LEGAL DESCRIPTION

THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF EXCEPTING THEREFROM PARCEL D DESCRIBED AS FOLLOWS:

PARCEL D

1. COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 23; THENCE SOUTH 00° 14' 46" EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 1,305.54 FEET TO THE TRUE POINT OF BEGINNING;
2. THENCE SOUTH 89° 45' 14" WEST A DISTANCE OF 100.00 FEET;
3. THENCE SOUTH 00° 14' 46" EAST A DISTANCE OF 100.00 FEET;
4. THENCE NORTH 89° 45' 14" EAST A DISTANCE OF 100.00 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4;
5. THENCE NORTH 00° 14' 46" WEST ALONG SAID EAST LINE A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING;

Legal description PREPARED by:

_____ Date: _____
Thomas E. Ragen L.S. 6205; Expires 03/30/2016

Exhibit A
LEGAL DESCRIPTION

THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF EXCEPTING THEREFROM PARCEL E, PARCEL F AND PARCEL G DESCRIBED AS FOLLOWS:

PARCEL E

1. BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SAID SECTION 26 AND SAID NORTHWEST CORNER BEING THE TRUE POINT OF BEGINNING;
2. THENCE NORTH 89° 39' 39" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 100.00 FEET;
3. THENCE SOUTH 00° 22' 01" EAST A DISTANCE OF 100.00 FEET;
4. THENCE SOUTH 89° 39' 39" WEST A DISTANCE OF 100.00 FEET TO THE WEST LINE OF SAID SOUTHEAST 1/4;
5. THENCE NORTH 00° 22' 01" WEST ALONG SAID WEST LINE A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL F

1. COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 14; THENCE NORTH 89° 39' 39" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 1,286.04;
2. THENCE SOUTH 00° 22' 01" EAST A DISTANCE OF 1250.37 FEET TO THE TRUE POINT OF BEGINNING;
3. THENCE NORTH 89° 39' 39" EAST A DISTANCE OF 100.00 FEET;
4. THENCE SOUTH 00° 22' 01" EAST A DISTANCE OF 100.00 FEET;
5. THENCE SOUTH 89° 39' 39" WEST A DISTANCE OF 100.00 FEET;
6. THENCE NORTH 00° 22' 01" WEST A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING

PARCEL G

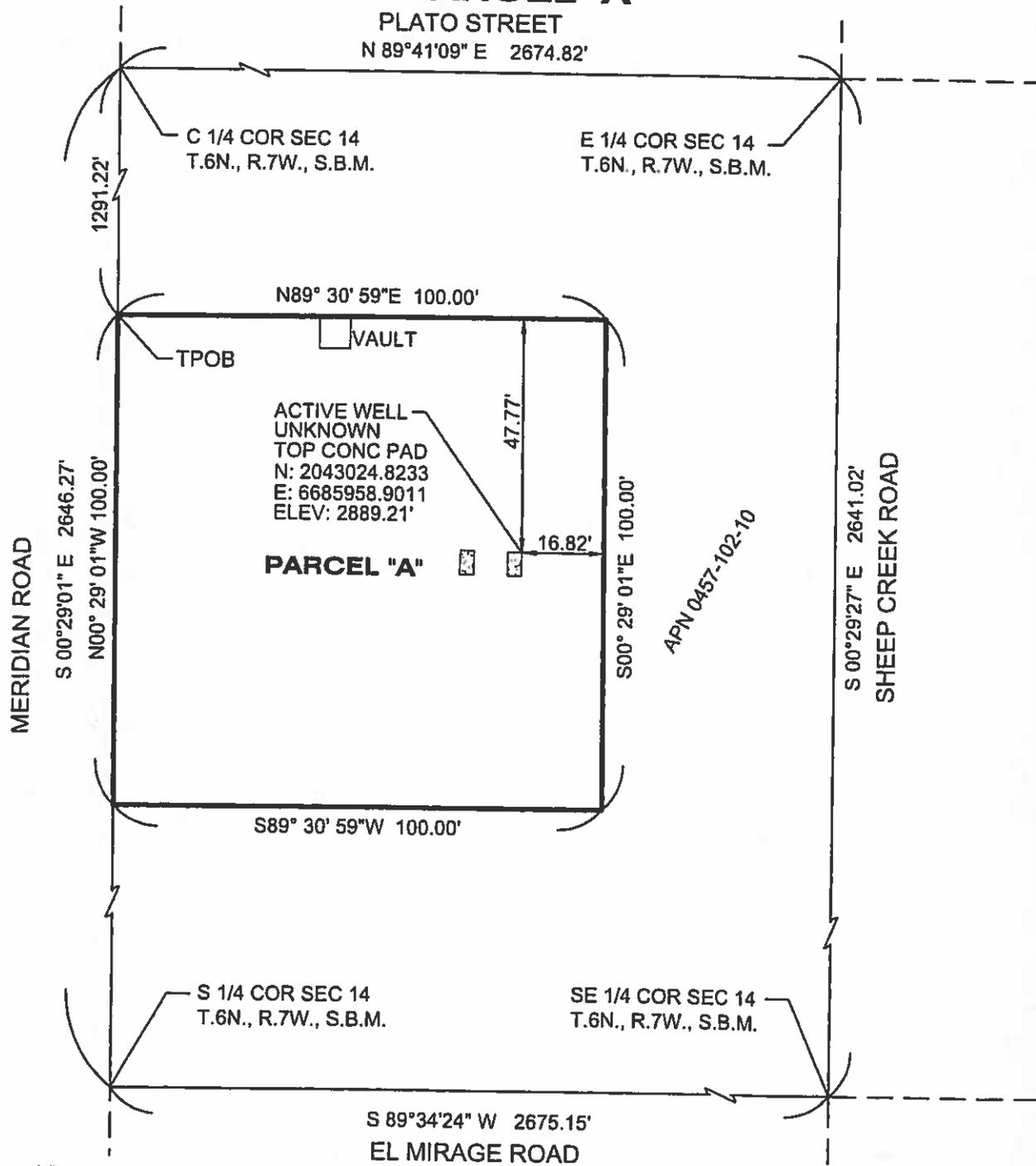
1. BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 14 AND SAID NORTHEAST CORNER BEING THE TRUE POINT OF BEGINNING;
2. THENCE SOUTH 89° 39' 39" WEST A DISTANCE OF 600.00 FEET;
3. THENCE SOUTH 00° 18' 19" EAST A DISTANCE OF 1,230.00 FEET;
4. THENCE NORTH 89° 39' 39" EAST A DISTANCE OF 600.00 FEET TO THE EAST LINE OF SAID SOUTHEAST 1/4;
5. THENCE NORTH 00° 18' 19" WEST ALONG SAID EAST LINE A DISTANCE OF 1,230.00 FEET TO THE TRUE POINT OF BEGINNING.

Legal description PREPARED by:

Thomas E. Ragen L.S. 6205; Expires 03/30/2016

Date: _____

EXHIBIT B PARCEL "A"



SCALE: 1"=30'

TPOB: DENOTES TRUE POINT OF BEGINNING

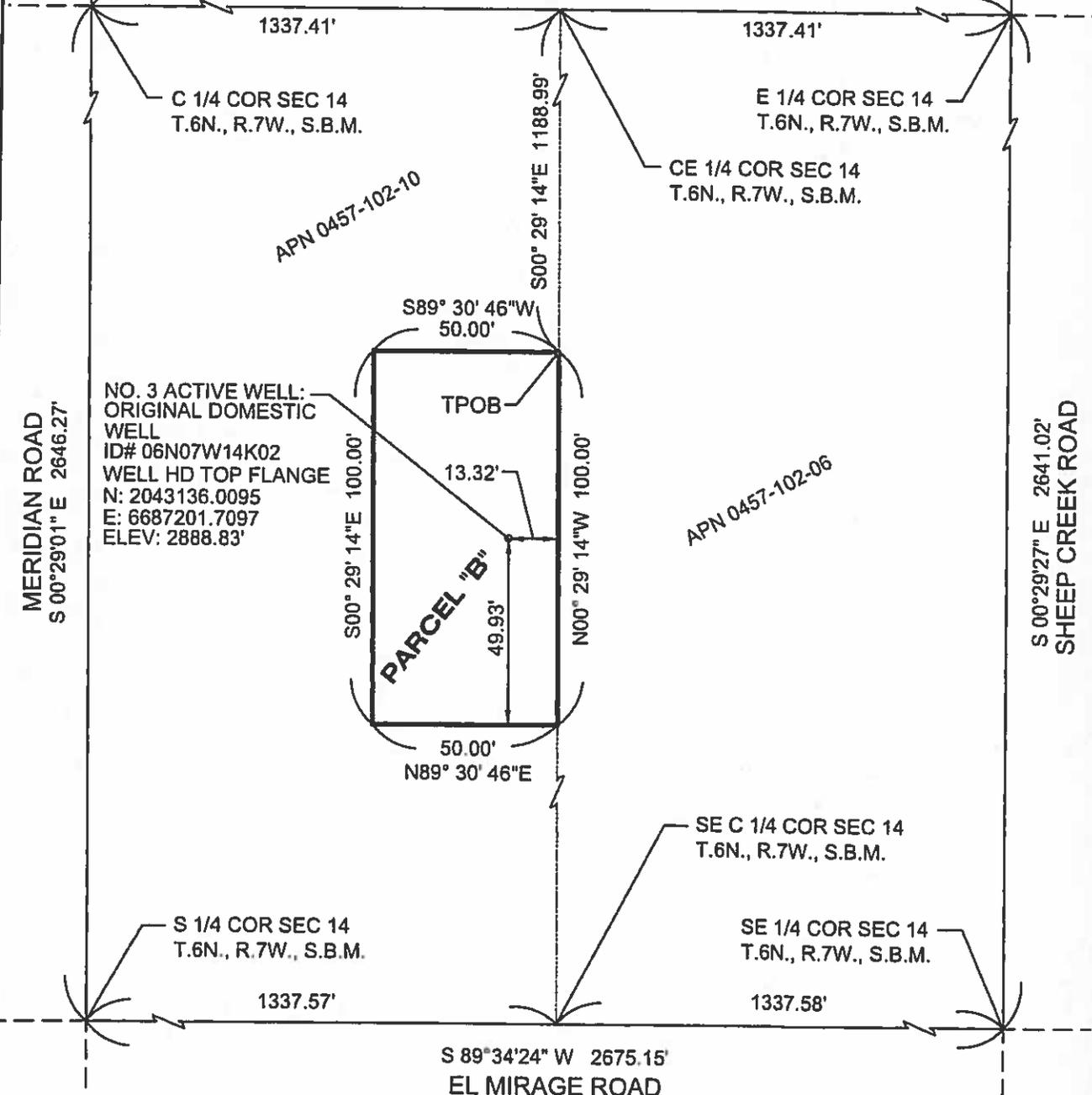
TRLS ENGINEERING Inc.



10770 I Ave. Ste. 108
Hesperia, CA 92345
(760) 948-4900

EXHIBIT B PARCEL "B"

PLATO STREET
N 89°41'09" E 2674.82'



MERIDIAN ROAD
S 00°29'01" E 2646.27'

SHEEP CREEK ROAD
S 00°29'27" E 2641.02'

NO. 3 ACTIVE WELL:
ORIGINAL DOMESTIC
WELL
ID# 06N07W14K02
WELL HD TOP FLANGE
N: 2043136.0095
E: 6687201.7097
ELEV: 2888.83'

PARCEL "B"

TPOB: DENOTES TRUE POINT OF BEGINNING

TRLS ENGINEERING Inc.



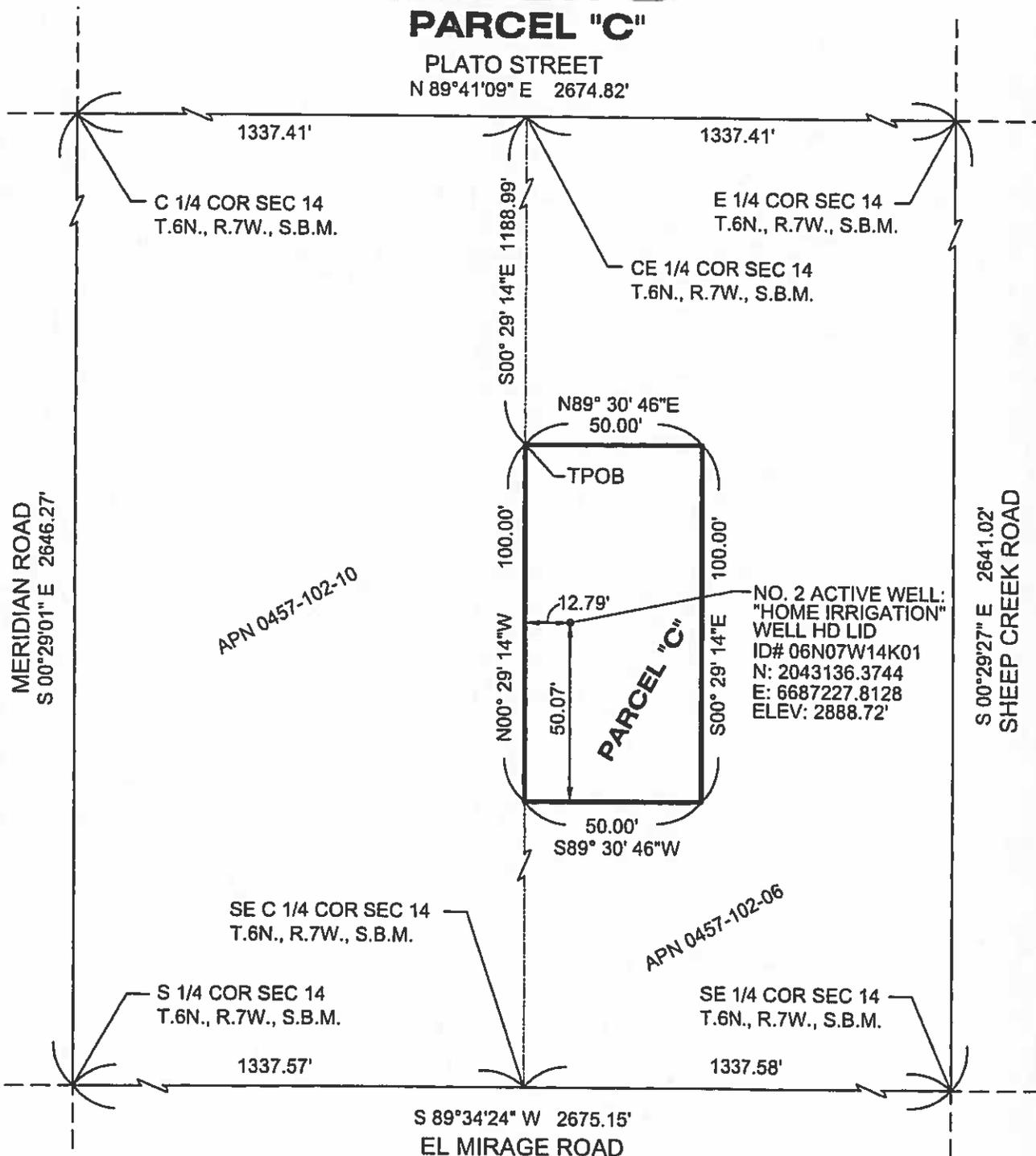
10770 I Ave. Ste. 108
Hesperia, CA 92345
(760) 948-4900



SCALE: 1"=40'

EXHIBIT B PARCEL "C"

PLATO STREET
N 89°41'09" E 2674.82'



SCALE: 1"=40'

TPOB: DENOTES TRUE POINT OF BEGINNING

TRLS ENGINEERING Inc.



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EXHIBIT B PARCEL "D"

EL MIRAGE ROAD

S 89°35'10" W 2675.37'

NW 1/4 COR SEC 23
T.6N., R.7W., S.B.M.

N 1/4 COR SEC 23
T.6N., R.7W., S.B.M.

1305.54'

S 00°12'07" E 2656.43'

APN 0457-112-01

S 00°14'46"E 100.00'

S 89° 45' 14"W 100.00'

50.00'

53.45'

PARCEL "D"

NO. 4 ACTIVE WELL:
"GEORGE'S WELL"
ID# 06N07W34F01
HD WELL LID
N: 2040366.4677
E: 6685842.0992
ELEV: 2913.23'

N 00°14'46"W 100.00'
S 00°14'46"E 2656.03'

MERIDIAN ROAD

TPOB

N 89° 45' 14"E 100.00'

W 1/4 COR SEC 23
T.6N., R.7W., S.B.M.

C 1/4 COR SEC 23
T.6N., R.7W., S.B.M.

1250.49'

N 89°34'39" E 2677.42'



SCALE: 1"=30'

TPOB: DENOTES TRUE POINT OF BEGINNING

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EXHIBIT B

PARCEL "E"

TPOB
C 1/4 COR SEC 26
T.6N., R.7W., S.B.M.

BARTLETT ROAD
N89° 39' 39"E 2676.37'

E 1/4 COR SEC 26
T.6N., R.7W., S.B.M.

MERIDIAN ROAD
N00° 22' 01"W 2654.49'

N00° 22' 01"W 100.00'

29.54'

29.70'

PARCEL "E"

NEW DAIRY WELL
NW CORNER
ID# 06N07W26K03
WELL HD TOP FLANGE
N: 2033728.1498
E: 6685959.9419
ELEV: 2976.53'

APN 0457-112-01

S00° 22' 01"E 100.00'

S89° 39' 39"W 100.00'

SHEEP CREEK ROAD
S00° 18' 19"E 2658.37'

S 1/4 COR SEC 26
T.6N., R.7W., S.B.M.

SE 1/4 COR SEC 26
T.6N., R.7W., S.B.M.

PARKDALE ROAD
S89° 44' 39"W 2673.48'



SCALE: 1"=30'

TPOB: DENOTES TRUE POINT OF BEGINNING

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EXHIBIT B PARCEL "F"

BARTLETT ROAD
N89° 39' 39"E 2676.37'

1286.04'

C 1/4 COR SEC 26
T.6N., R.7W., S.B.M.

E 1/4 COR SEC 26
T.6N., R.7W., S.B.M.

APN 0457-112-01

N89° 39' 39"E 100.00'

TPOB

50.00'

50.00'

PARCEL "F"

ORIGINAL DAIRY
CENTER WELL
ID# 06N07W26J02
WELL HD LID
N: 2032465.5108
E: 6687274.2767
ELEV: 2990.19'

S89° 39' 39"W 100.00'

MERIDIAN ROAD
N00° 22' 01"W 2654.49'

SHEEP CREEK ROAD
S00° 18' 19"E 2658.37'

S 1/4 COR SEC 26
T.6N., R.7W., S.B.M.

SE 1/4 COR SEC 26
T.6N., R.7W., S.B.M.

S89° 44' 39"W 2673.48'
PARKDALE ROAD



SCALE: 1"=30'

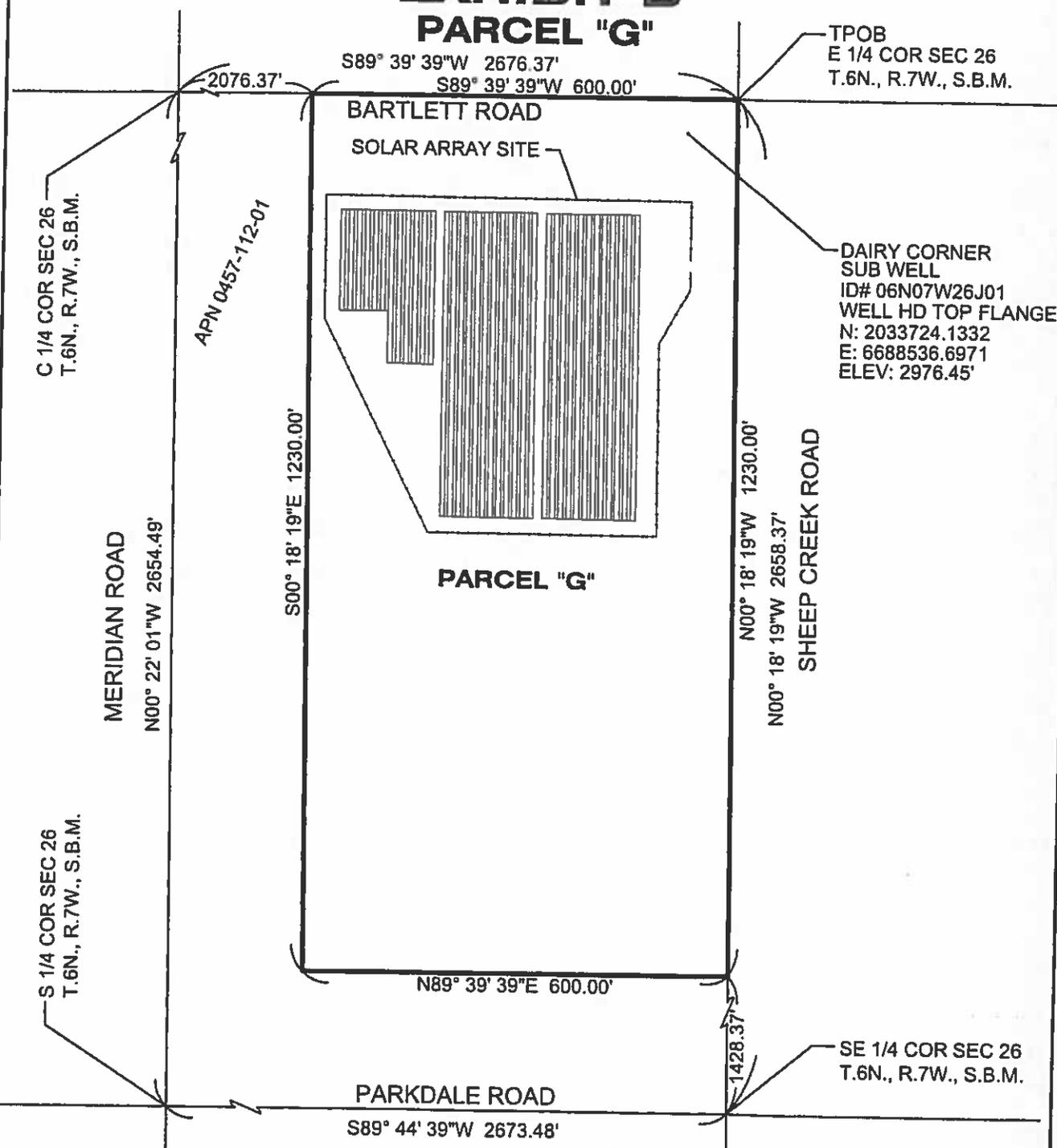
TPOB: DENOTES TRUE POINT OF BEGINNING

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EXHIBIT B PARCEL "G"



SCALE: 1"=200'

TPOB: DENOTES TRUE POINT OF BEGINNING

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