

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

**FREE RECORDING**

This instrument is for the benefit  
of the City of Riverside and is  
entitled to be recorded without  
fee (Government Code §6103)

**2020-0402245**

08/28/2020 09:44 AM Fee: \$ 0.00

Page 1 of 7

Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



Lo90

**FOR RECORDER'S OFFICE USE ONLY**

Project: W.O. 2016785  
Por. APN 291-420-013  
Address: 6475 Box Springs Blvd.

**D- 17590**

**EASEMENT**

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **Box Springs Road, LLC a California limited liability company**, as Grantor(s), grant(s) to the **CITY OF RIVERSIDE**, a California charter city and municipal corporation, as Grantee, its successors and assigns, an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of **ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES**, together with all necessary appurtenances, in, under, upon, over and along that certain real property described in **EXHIBIT "A"** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

**TOGETHER WITH** the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said **ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES**.

Dated 8-3-2020

**Box Springs Road, LLC, A California  
limited liability company**

By: 

Print Name: Robert J. Young

Title: Managing Partner

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

### ACKNOWLEDGMENT

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

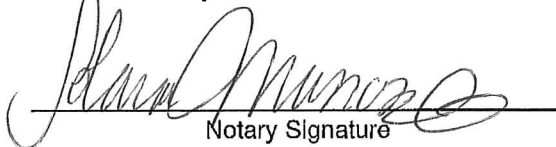
County of San Diego } ss

On Aug 3, 2020, before me, SOLANA MUNOZ,  
notary public, personally appeared, ROBERT J. YOUNG

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.

  
Notary Signature

# CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

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 August 3rd, 2020 before me, SOLANA MUNOZ  
(here insert name and title of the officer)

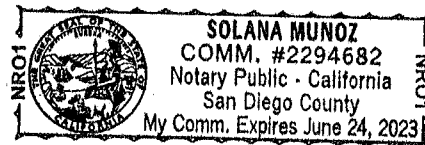
personally appeared ROBERT J. YOUNG

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.

Signature



(Seal)

## Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)  
☐ Attorney-in-Fact  
☐ Corporate Officer(s) \_\_\_\_\_  
Title(s) \_\_\_\_\_

- ☐ Guardian/Conservator  
☐ Partner - Limited/General  
☐ Trustee(s)  
☐ Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) or Entity(ies) Signer Is Representing

Additional Information	
<b>Method of Signer Identification</b>	
Proved to me on the basis of satisfactory evidence: <input type="radio"/> form(s) of identification <input type="radio"/> credible witness(es)	
Notarial event is detailed in notary journal on: Page # _____ Entry # _____	
Notary contact: _____	
<b>Other</b>	
<input type="checkbox"/> Additional Signer(s)	<input type="checkbox"/> Signer(s) Thumbprint(s)
<input type="checkbox"/> _____	

**CERTIFICATE OF ACCEPTANCE  
(Government Code Section §27281)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a California charter city and municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 23439 of said City Council adopted May 14th, 2019, and the grantee consents to recordation thereof by its duly authorized officer.

DATED August 26, 2020

**CITY OF RIVERSIDE**

By: \_\_\_\_\_

David Welch  
Community & Economic  
Development Director

APPROVED AS TO FORM:

BY: \_\_\_\_\_

CHIEF ASSISTANT CITY ATTORNEY

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Project: W.O. 2016785  
Por. APN 291-420-013  
Address: 6475 Box Springs Blvd.

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of Parcel 4 of Parcel Map No. 16957 as shown by map on file in Book 91, Pages 25 and 26 of Parcel Maps, Records of Riverside County, California, described as follows:

**PARCEL A**

A strip of land 14.50 feet in width and situated 3.50 feet Northeasterly and 11.00 feet Southwesterly of the centerline described as follows:

**BEGINNING** at the point of intersection of the Southeast line of said Parcel 4 and a line parallel with and distant 11.00 feet Northeasterly, measured at right angles from the Southwest line of said Parcel 4;

Thence North 37°59'20" West, along said parallel line a distance of 27.50 feet to the **END** of this centerline description.

The sidelines of said strip to terminate Southeasterly in the Southeast line of said Parcel 4 and Northwesterly at right angles to said centerline.

**PARCEL B**

A strip of land 10.00 feet in width with the centerline described as follows:

**COMMENCING** at the point of intersection of the Southeast line of said Parcel 4 and a line parallel with and distant 11.00 feet Northeasterly, measured at right angles from the Southwest line of said Parcel 4;

Thence North 37°59'20" West, along said parallel line a distance of 17.50 feet to the **POINT OF BEGINNING**;

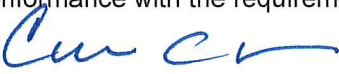

Thence North 4°22'00" East, a distance of 154.94 feet to a point on the Northwest line of said Parcel 4 distant thereon 182.50 feet Southwesterly of the most Northerly corner thereof and the **END** of this centerline description.

The sidelines of said strip to terminate Southerly in Parcel A described above and Northerly in the Southeast line of that certain 6 foot wide Public Utilities Easement described in a document

recorded September 21, 1990 as Instrument No. 361356 of Official Records of Riverside County, California.

Total Area – 1,812 S.F. more or less

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 6/2/20 Prep.   
Curtis C. Stephens, L.S. 7519 Date







**MWD RIGHT OF WAY**

**BOX SPRINGS BLVD**  
N35°28'00"W  
TO EASTRIDGE AVE.

EXISTING 6' PUE PER  
DEED REC 9/21/1990  
#361356 O.R.

**PARCEL MAP NO. 16957**

P.M.B. 91/25-26

**PARCEL 4**

**PUBLIC UTILITIES EASEMENT**

POR. APN 291-420-013  
AREA-1,812 S.F.±

**PARCEL B**

**PARCEL 2**

**PARCEL A**

**PARCEL 3**

COURSE "B"  
N04°22'00"E  
154.94'

N37°59'20"W 130.00'

N37°59'20"W  
27.50'  
COURSE "A"  
11.00'

N50°46'49"E 292.25'

N50°46'49"E 290.94'

N51°01'12"E 297.91'  
182.50'

P.O.B.

• **CITY OF RIVERSIDE, CALIFORNIA** •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE  
ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1"=50'

DRAWN BY: CURT

DATE: 6/2/20

SUBJECT: 6475 BOX SPRINGS BLVD - PUBLIC UTILITIES EASEMENT

D17590 P7