

2015-0437293

10/01/2015 04:44 PM Fee: \$ 0.00

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



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)

155					R	A	Exam:	110	
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
6									
SIZE	NCOR	SMF	(NCHG):	NCHGCC					

FOR RECORDER'S OFFICE USE ONLY

Project: Monroe Street Traffic Signal Easement  
3532 Monroe Street  
POR. A.P.N. 233-120-010

⊕  
D - 17229

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CALIFORNIA BAPTIST UNIVERSITY, a Non-Profit Religious Benefit Corporation**, as Grantor, grants 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 **traffic signals and related electrical facilities**, together with all necessary appurtenances, in, under, upon, over and along that certain real property as 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 **traffic signals and related electrical facilities.**

Dated 9/16/2015

**CALIFORNIA BAPTIST UNIVERSITY, a  
Non-Profit Religious Benefit  
Corporation**

By: 

Title: VP, Finance & Administration

**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 RIVERSIDE } <sup>SS</sup>

On SEPT 16, 2015, before me, JULI KAYE PELLEGRENE, Notary Public,

notary public, personally appeared, MARK HOWE

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.  
J.K. Pellegrine  
Notary Signature



D-17229

**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. 21027 of said City Council adopted September 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated September 29, 2015

**CITY OF RIVERSIDE**

By   
\_\_\_\_\_  
David Welch  
Real Property Services Manager

**APPROVED AS TO FORM:**

BY:   
**ASSISTANT CITY ATTORNEY**

**EXHIBIT "A"**  
**TRAFFIC SIGNAL EASEMENT**

That portion of Lot 9, Block 24, of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72, thereof (previously known in Riverside County, California, as being shown by map on file in Book 1, Page 70 of Maps), records of San Bernardino County, California, within the City of Riverside, State of California, said portion more particularly described as follows:

**COMMENCING** at the Southerly corner of that parcel of land as described in Grant Deed recorded July 13, 1979 as Document No. 147167, Official Records of Riverside County, said point also being on the Southeasterly line of said Lot 9;

THENCE along the Southwesterly line of said parcel of land per said Grant Deed, North 33°37'45" West, a distance of 573.75 feet to the **TRUE POINT OF BEGINNING**;

THENCE continuing along said Southwesterly line, North 33°37'45" West, a distance of 32.00 feet;

THENCE South 56°22'15" West, a distance of 10.00 feet;

THENCE South 33°37'45" East, a distance of 32.00 feet;

THENCE North 56°22'15" East, a distance of 10.00 feet to the **TRUE POINT OF BEGINNING**.

Containing 320 square feet, more or less.

This description was prepared by me or under by direction.



William Rohal L.S. 8805

Exp. Date 12/31/2016

9-9-2015

Date



D-17229

NORTHWESTERLY  
LINE LOT 9

NAME	LINE TABLE DIRECTION	LENGTH
L1	N 33°37'45" W	32.00
L2	S 56°22'15" W	10.00
L3	S 33°37'45" E	32.00
L4	N 56°22'15" E	10.00



MONROE STREET

LOT 9 BLOCK 24  
MB 1/72 SB

320 SQ. FT.

TPOB

SOUTHWESTERLY  
LINE GRANT DEED  
INST. NO. 147167  
REC. 7-13-1979

4' RW DEDICATION  
PER GRANT DEED  
INST. NO. 147167  
REC. 7-13-1979

RS 40/84

N33°37'45"W 57.375'

NORTHEASTERLY  
LINE LOT 9

SOUTHEASTERLY  
LINE LOT 9

POC

TO DIANA

SCALE: 1" = 30'



**CITY OF RIVERSIDE**

D-17229

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



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rickengineering.com

San Diego - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

**EASEMENT  
TRAFFIC SIGNAL**

SCALE:

DATE: