

Record Requested By
CHICAGO TITLE COMPANY

008190

When recorded mail to:

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

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

JAN - 9 1998

FREE RECORDING

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

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Arlington Avenue Underpass
@ B.N.S.F. RR.
A.P.N. 225-350-037

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T

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **TAVAGLIONE & SONS II, LLC**, a California limited liability company, as Grantor, grants to the CITY OF RIVERSIDE, a municipal corporation of the State of California, 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 waterline facilities, together with all necessary appurtenances, in, under, upon, over and along that certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of the Southeast Quarter of the Southeast Quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, described as follows:

COMMENCING at the southwest corner of said Southeast Quarter of the Southeast Quarter of Section 34; said corner being on the centerline of Arlington Avenue;

THENCE North 89° 46' East, along the south line of said Section 34 and along said centerline of Arlington Avenue, a distance of 494.80 feet;

6056201-K22

THENCE northerly at right angle to said south line of Section 34, a distance of 55.00 feet to the southeasterly corner of that certain parcel of land described in deed to Leonard Tavaglione, et al., as Parcel 3 by Grant Deed recorded March 2, 1959, in Book 2423, Page 404, et seq., of Official Records of Riverside County, California;

THENCE North 0° 14' West, along the easterly line of said Parcel 3, a distance of 90.40 feet to the southeasterly line of the of the right-of-way of the Riverside Water Company's upper canal, and the **POINT OF BEGINNING** of the parcel of land being described;

THENCE North 62° 41' 16" East, along said southeasterly line, a distance of 21.08 feet to a line parallel with and distant 155.00 northerly, as measured at right angles, from said south line of Section 34;

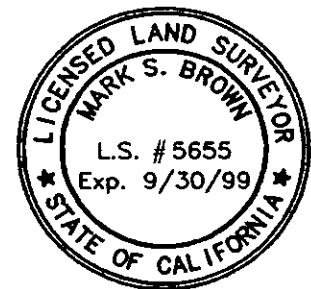
THENCE North 89° 46' East, along said parallel line, a distance of 10.98 feet to a line parallel with and distant 5.00 feet southeasterly, as measured at right angles, from said southeasterly line of the of the right-of-way of the Riverside Water Company's upper canal;

THENCE South 62° 41' 16" West, along said last mentioned parallel line, a distance of 33.42 feet to said easterly line of Parcel 3;

THENCE North 0° 14' West, along said easterly line of Parcel 3, a distance of 5.62 feet to the **POINT OF BEGINNING**.

Area - 136 square feet.

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



Mark S. Brown 10/10/99 Prep. *MB*
 Mark S. Brown, L.S. 5655 Date
 License Expires 9/30/99

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 waterline facilities.

Dated 10-23-97

TAVAGLIONE & SONS II, LLC, a California limited liability company

By Louis R. Tavaglione
LOUIS R. TAVAGLIONE, Member and Manager

GENERAL ACKNOWLEDGMENT

State of California }
County of Riverside } ss

On 10-23-97, before me Lisa M. Hjulberg
(date) (name)

a Notary Public in and for said State, personally appeared

Louis R. Tavaglione
Name(s) of Signer(s)

personally known to me - OR - 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.

WITNESS my hand and official seal.

Lisa M. Hjulberg
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator

- () Individual(s)

- () Trustee(s)

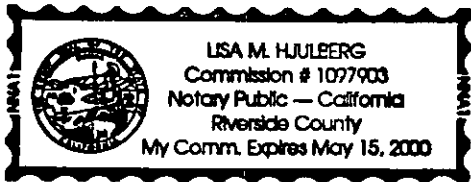
Other
Member and Manager

- () Partner(s)

- () General

- () Limited

The party(ies) executing this document is/are representing:
Tavaglione & Sons II, LLC



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

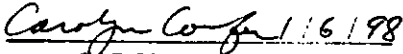
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 12/30/97

CITY OF RIVERSIDE

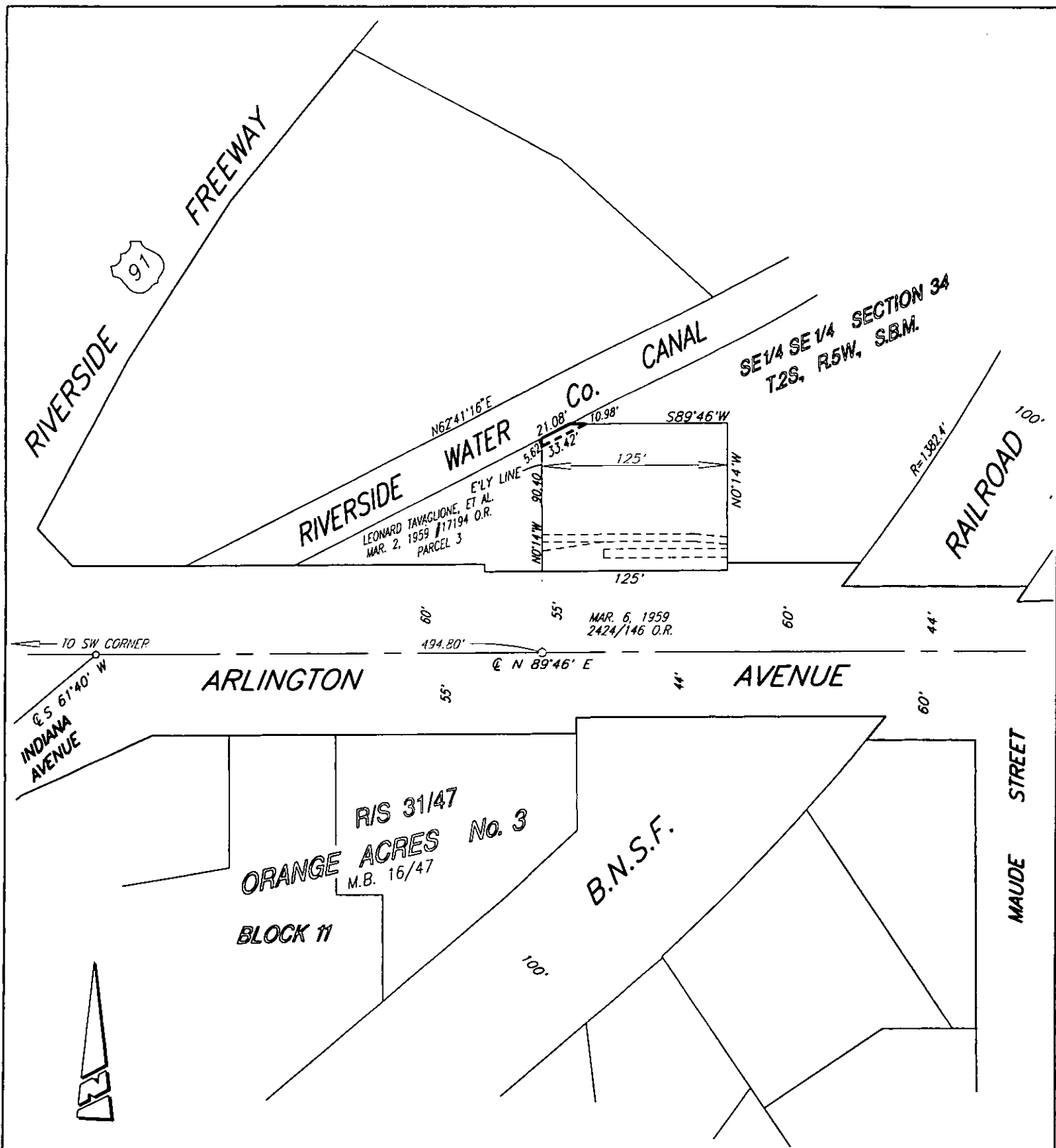


Real Property Services Manager
of the City of Riverside

APPROVED AS TO FORM


CAROLYN CONNER
ASSISTANT CITY ATTORNEY

TAVA1.H20



• 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

54-3
54-5

SCALE: N.T.S.

DRAWN BY: Kgs 10/10/97

SUBJECT: ARLINGTON AVENUE UNDERPASS - WATER (M)