

Recording Requested By  
CHICAGO TITLE COMPANY

008191

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

Recorded in Official Records  
of Riverside County, California

Recorder                       
Fees \$                     

**FREE RECORDING**

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

FOR RECORDER'S OFFICE USE ONLY

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

(T)                       
                    

D -                     

6056201 K22

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 sanitary sewer and electric energy distribution 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:

A strip of land 5.00 feet in width, lying within that portion of the Southeast Quarter of the Southeast Quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, the southerly line of said strip of land being 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;

**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;

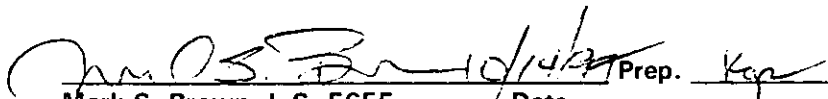
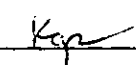
**THENCE** North  $0^{\circ}14'$  West, along the easterly line of said Parcel 3, a distance of 20.00 feet to a line parallel with and distant 75.00 feet northerly, as measured at right angles from said south line of Section 34, and the **POINT OF BEGINNING** of this line description;

**THENCE** North  $89^{\circ}46''$  East, along said parallel line, a distance of 101.10 feet;

**THENCE** South  $84^{\circ}57'29''$  East, a distance of 24 feet to a line parallel with and distant 125.00 feet easterly, as measured at right angles, from said easterly line of Parcel 3, and the **END** of this line description; the side lines of said strip of land shall be lengthened or shortened to terminate in said easterly line of Parcel 3, and lengthened or shortened to terminate in said line parallel with and distant 125.00 feet easterly from said easterly line of Parcel 3.

Area - 626 square feet.

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

 Prep.   
 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 sanitary sewer and electric energy distribution 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

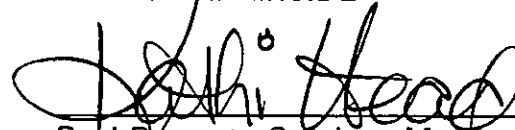
CITY OF RIVERSIDE

APPROVED AS TO FORM

Carolyn Cooper 12.99

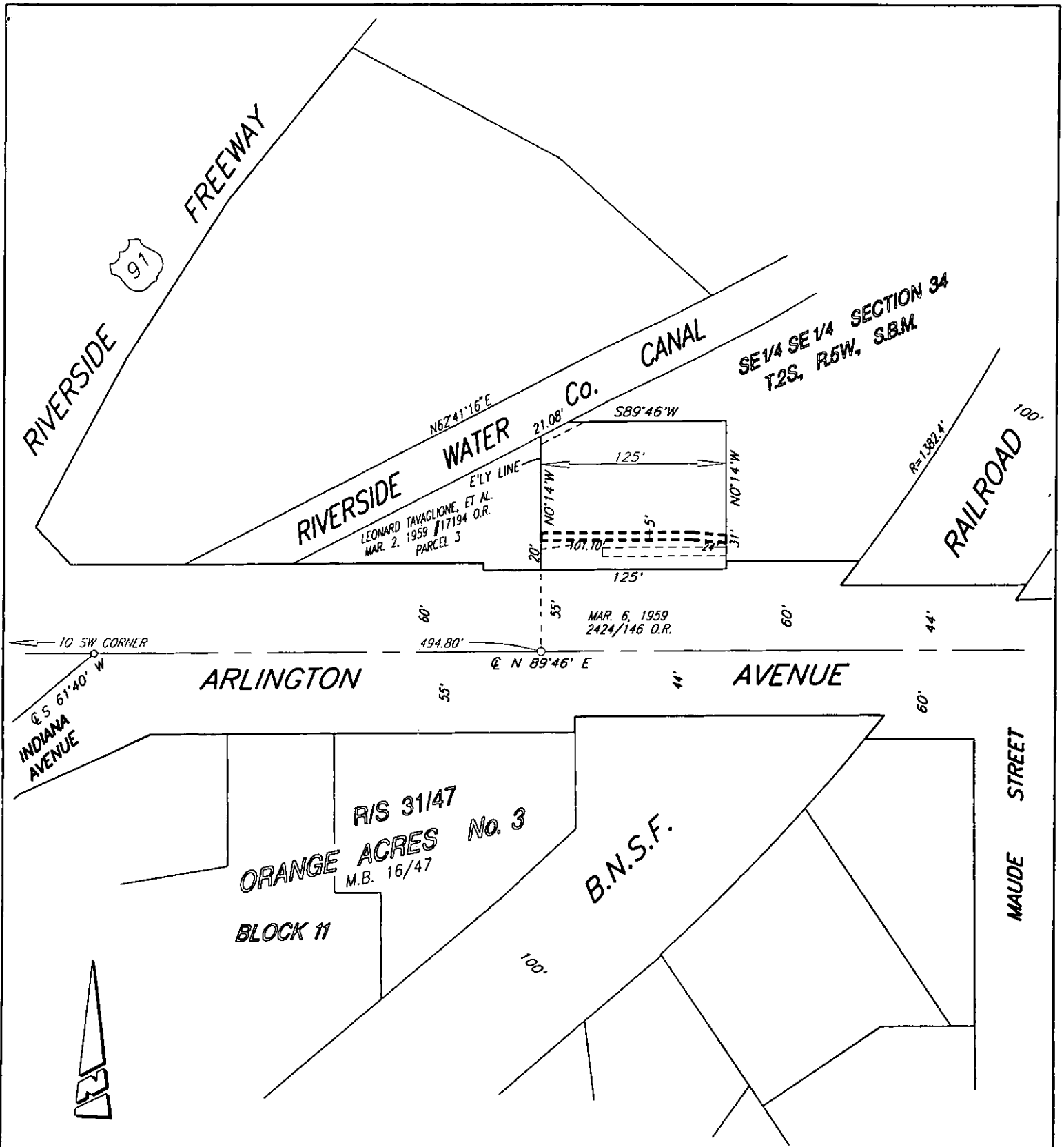
CAROLYN COOPER

ASSISTANT CITY ATTORNEY



Real Property Services Manager  
of the City of Riverside

TAVA1.SWR



• 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

34-5

SCALE: N.T.S.

DRAWN BY: Kgs 10/10/97

SUBJECT: ARLINGTON AVENUE UNDERPASS - SWR & PUE (M)