

When recorded mail to:

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

**DOC # 1999-407578**

09/10/1999 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



**FREE RECORDING**

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

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Project: **Tract No. 29097**  
**Offsite S. D. Easement**  
**APN 246-171-012**



**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **ANDREW L. MOJARRO and RUTH C. MOJARRO, husband and wife as joint tenants**, as Grantors, grant 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 **storm drain 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 *storm drain facilities*.

Dated 9/25/99

*Andrew L. Mojarro*  
ANDREW L. MOJARRO

*Ruth C. Mojarro*  
RUTH C. MOJARRO



GENERAL ACKNOWLEDGEMENT

State of California }  
County of RIVERSIDE } ss

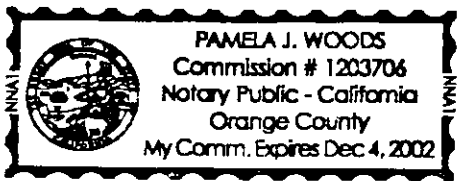
On AUGUST 25, 1999 before me PAMELA J. WOODS  
(date) (name)

a Notary Public in and for said State, personally appeared

ANDREW L. & RUTH C. MOJARRO  
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.  
*Pamela J. Woods*  
Signature



- OPTIONAL SECTION  
CAPACITY CLAIMED BY SIGNER
- ( ) Attorney-in-fact
  - ( ) Corporate Officer(s)  
Title \_\_\_\_\_  
Title \_\_\_\_\_
  - ( ) Guardian/Conservator
  - ( ) Individual(s)
  - ( ) Trustee(s)
  - ( ) Other
  - ( ) Partner(s)  
( ) General  
( ) Limited

The party(ies) executing this document is/are representing:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 9/8/99

*[Signature]*  
Real Property Services Manager  
of the City of Riverside

tr29027.sds

APPROVED AS TO FORM  
*Carolyn Confer* 9/30/99  
CAROLYN CONFER  
ASSISTANT CITY ATTORNEY

EXHIBIT A  
LEGAL DESCRIPTION

AN EASEMENT FOR STORM DRAIN AND DRAINAGE PURPOSES 20 FEET WIDE OVER ON AND UNDER THAT PORTION OF LOT 121 OF LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION, SHOWN BY MAP ON FILE IN BOOK 7 PAGE 3 OF MAPS, SAN BERNARDINO COUNTY RECORDS, LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE.

COMMENCING AT THE INTERSECTION OF CENTERLINE OF KEMP STREET AND THE NORTHERLY LINE OF THE ROSE TRACT PER BOOK 6, PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY; SAID POINT BEING AN OLD POST PER RECORD OF SURVEY RECORDED IN BOOK 49 OF RECORDS OF SURVEY, PAGE 91, RECORDS OF SAID COUNTY, THE POST ALSO BEING ON THE MOST WESTERLY LINE OF THE DEED TO ANDREW L MOJARRO AND RUTH MOJARRO PER INSTRUMENT NO. 222378 AS RECORDED NOVEMBER 8, 1977. RECORDS OF RIVERSIDE COUNTY, AND THE MOST SOUTHERLY END THEREOF;

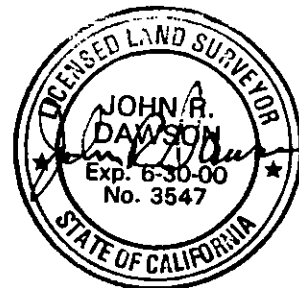
THENCE ALONG THE NORTH LINE OF SAID TRACT SOUTH 39°01'40" EAST, A DISTANCE OF 624.64 FEET TO AN ANGLE POINT THERIN;

THENCE CONTINUING ALONG THE SAID LINE, SOUTH 47°37'40" EAST, A DISTANCE OF 32.84 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE LEAVING THE SAID LINE, NORTH 10°24'43" EAST, A DISTANCE OF 114.69 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH WEST HAVING A RADIUS OF 90 FEET;

THENCE NORTHERLY 16.03 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°12'24" TO AN ANGLE POINT ON THE NORTH LINE OF SAID MOJARRO DEED AND THE TERMINUS OF THIS EASEMENT;

THE SIDE LINES OF SAID EASEMENT TO BE SHORTENED OR LENGTHENED TO BEGIN AND TERMINATE AT THE SOUTHERLY AND NORTHERLY LINES OF THE LAND DESCRIBED IN THE DEED TO MR. AND MRS. ANDREW MOJARRO.



DESCRIPTION APPROVAL 611449  
Chas. B. by Li  
SURVEYOR, CITY OF RIVERSIDE



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FD. OLD POST PER R.S. 49/91

CENTERLINE

KEMP STREET

S29°07'00"W  
169.20'

POINT OF COMMENCEMENT

NORTH LINE OF THE  
MAP OF THE ROSE TRACT  
M.B. 6/6 RIV. CO.

PORTION  
LOT 1  
M.B. 6/6

N26°28'40"W  
166.10'

N39°01'40"W 624.64'

N19°52'20"W 274.00'

34 35 34 33  
32  
WALNUT FOREST TRACT NO. 2

FOREST PARK DR.

UNIT NO. 2 M.B. 38/79

26 27 28 29 30

8 9 10 11 12 13

TRUE POINT OF BEGINNING

N47°37'40"W  
32.84'

20' EASEMENT

N57°44'40"W 225.00'  
RIVERSIDE COUNTY  
WASTE STORM  
WATER CANAL PER  
SBE 408-33-11

D=10'12" 24"  
R=90.00'  
L=16.05'

MOJARRO  
DEED PER  
INSTRUMENT NO.  
222378 O.R.  
RIVERSIDE COUNTY

TRACT NO. 20697

S47°37'40"E 225.40'

S28°56'53"W 329.14'

INSTRUMENT NO.  
260733 O.R.  
RIVERSIDE COUNTY

NOT TO SCALE



# EPIC ENGINEERS

101 E. REDLANDS BOULEVARD  
SUITE 217

REDLANDS, CA 92373

TEL: 909 - 792 - 5969

FAX: 909 - 792 - 8869



PLANS PREPARED UNDER THE SUPERVISION OF:

*John R. Dawson*

JOHN R. DAWSON  
L.S. 3547  
EXP. 6/30/00

DATE: 6-3-99

EXHIBIT B



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