



LARRY WALKER
Auditor/Controller – Recorder

P Counter

When recorded mail to:

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

Doc#: 2003-0824190



Titles: 1 Pages: 7

Fees	26.00
Taxes	0.00
Other	0.00
PAID	\$26.00

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: Cooley Ranch Waterline Esmt.

D - 15237

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **EAST VALLEY LAND COMPANY, 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 water transmission pipeline 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 Colton, County of San Bernardino, 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 water transmission pipeline facilities. Further, Grantor hereby grants to Grantee, its successors and assigns, an easement and right-of-way for the purpose of providing ingress and egress, (Access), from Street "A", in, under, upon, over and along that certain real property shown as Street "C", as said Street "A" and Street "C" are shown by map of Parcel Map No. 15571, on file in Book 190, Pages 94 and 95 of Parcel Maps, records of San Bernardino County, California. Said Access is necessary to facilitate the construction and maintenance of the public facilities owned by the Grantee within the real property described in said Exhibit "A".

Grantee agrees to replace or restore to a reasonable condition any asphalt paving removed or damaged as a result of its construction or maintenance activities.

Dated 10/27/03

**EAST VALLEY LAND COMPANY, LLC, a
California limited liability company,**

By 

Title Manager

By _____

Title _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

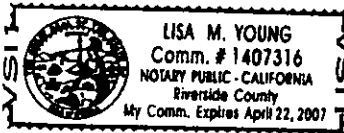
State of California

County of Riverside

On Oct. 27, 2003 before me, Lisa M. Young, Notary Public
DATE NAME, TITLE OF OFFICER - e.g., "JANE DOE, NOTARY PUBLIC"

personally appeared Aaron Hodgeydon
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. Young
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER
- _____ TITLE(S)
- PARTNER(S) LIMITED
- GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

_____ TITLE OR TYPE OF DOCUMENT

_____ NUMBER OF PAGES

_____ DATE OF DOCUMENT

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

_____ SIGNER(S) OTHER THAN NAMED ABOVE

GENERAL ACKNOWLEDGEMENT

State of California

County of _____ } ss

On _____, before me _____
(date) (name)

a Notary Public in and for said State, personally appeared

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.

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. 20534 of said City Council adopted September 23, 2003, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 10/31/03

CITY OF RIVERSIDE

By Mel Gutierrez

APPROVED TO FORM
CITY ATTORNEY'S OFFICE

BY [Signature]
Deputy City Attorney

EXHIBIT "A"

Waterline Easement of The City of Riverside Cooley Ranch City of Colton

All that certain real property in the City of Colton, County of San Bernardino, State of California, being portions of Parcels 6, 7, 10 and Street "C" of Parcel Map No. 15571 as per plat recorded in Book 190 pages 94 and 95 of Parcel Maps, records of said County, said portions being described as follows:

Commencing at the most southerly corner of said Parcel 7, said corner being on a curve, concave southerly, having a radius of 1,066.18 feet, a radial line to said corner bears North 28°18' 32" East;

Thence northwesterly along said curve and the southwesterly line of said Parcel 7, through a central angle of 1°06'10", a length of 20.52 feet to the True Point Beginning, a radial line to said point bears North 27°12' 22" East;

Thence, continuing northwesterly along said curve an arc distance of 38.78 feet through a central angle of 02° 05' 02";

Thence, leaving said southwesterly line on a non-tangent bearing, North 51° 39' 42" East, 44.51 feet, to a point on a non-tangent curve concave southwesterly, having a radius of 1106.18 feet, a radial line to said point bears North 26° 09' 09" East;

Thence, southeasterly along said curve an arc distance of 164.49 feet through a central angle of 08° 31' 11";

Thence, on a non-tangent bearing, North 67° 31' 30" East, 46.56 feet;

Thence, North 40° 37' 14" East, 305.16 feet;

Thence, North 30° 01' 44" East, 210.07 feet to the generally southeasterly line of that certain Waterline Easement of the City of Riverside as modified by "Quitclaim Deed" recorded August 24, 2000 as Instrument No. 2000-305226 of official records;

Thence, along said generally southeasterly line as follows:

1. North $51^{\circ} 39' 42''$ East, 146.01 feet;
2. North $06^{\circ} 39' 42''$ East, 14.14 feet;
3. North $51^{\circ} 39' 42''$ East, 40.29 feet, to a point of cusp on a curve concave northwesterly, having a radius of 3300.00 feet; a radial line to said point bears South $63^{\circ} 43' 30''$ East, said curve being the southeasterly line of said Parcel 10;

Thence, southwesterly along said southeasterly line and said curve an arc distance of 59.44 feet through a central angle of $01^{\circ} 01' 55''$;

Thence leaving said southeasterly line, on a non-tangent bearing, South $51^{\circ} 39' 42''$ West, 98.82 feet;

Thence South $30^{\circ} 01' 44''$ West, 247.80 feet;

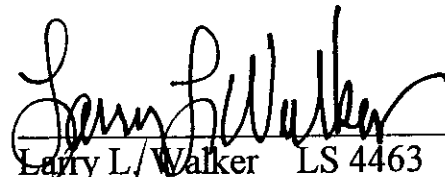
Thence South $40^{\circ} 37' 14''$ West, 315.12 feet;

Thence South $67^{\circ} 31' 30''$ West, 70.22 feet, to a point on a non-tangent curve concave southwesterly, having a radius of 1076.18 feet, a radial line to said point bears North $35^{\circ} 32' 16''$ East;

Thence northwesterly along said curve an arc distance of 151.95 feet through a central angle of $08^{\circ} 05' 23''$;

Thence, on a non-tangent bearing, South $51^{\circ} 39' 42''$ West, 10.98 feet to the point of beginning.




The hereinabove described parcel is shown on Exhibit "B" attached hereto and by this reference made a part hereof.


Larry L. Walker LS 4463 10/27/03
License Expires 9-30-05

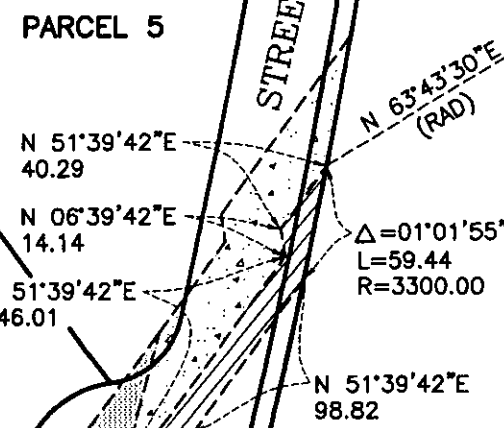
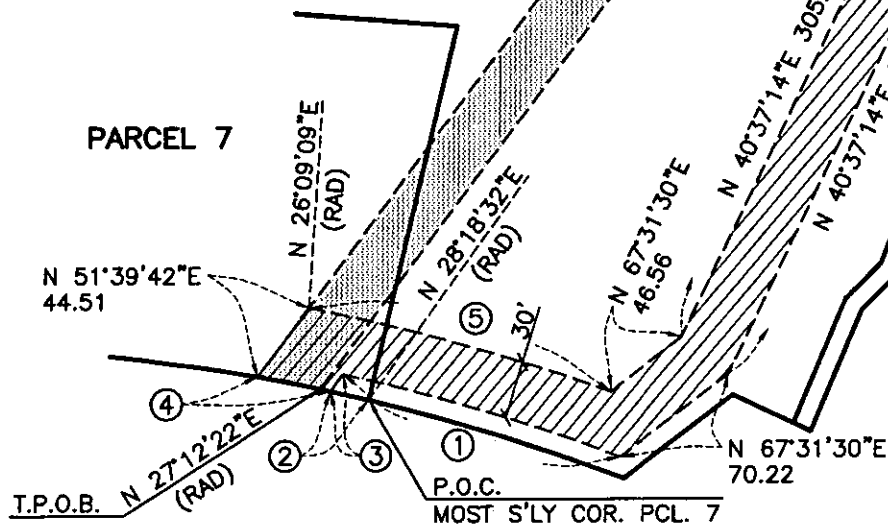
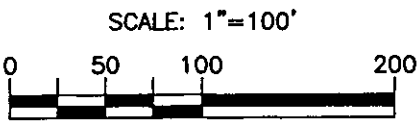
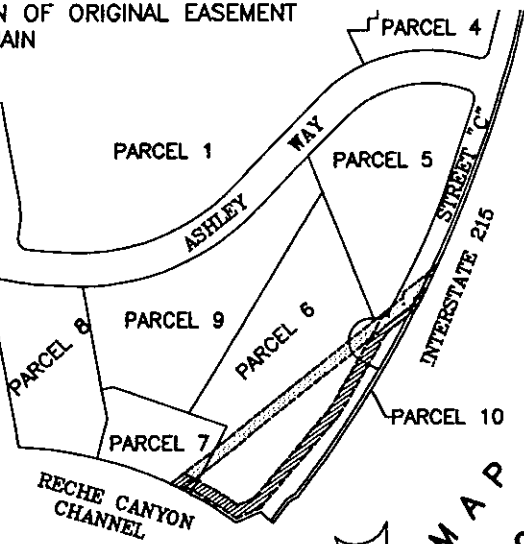
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15237

-  INDICATES EASEMENT AREA
-  INDICATES PORTION OF ORIGINAL EASEMENT AS MODIFIED BY INST. NO. 2000-305226 O.R. TO BE QUITCLAIMED.
-  PORTION OF ORIGINAL EASEMENT TO REMAIN

INDEX MAP
SCALE: 1"=500'



○	DELTA/BEARING	RADIUS	LEN.
1	08°05'23"	1076.18	151.95
2	01°06'10"	1066.18	20.52
3	N 51°39'42"E		10.98
4	02°05'02"	1066.18	38.78
5	08°31'11"	1106.18	164.49

EXHIBIT "B"
WATERLINE EASEMENT
OF CITY OF RIVERSIDE
COOLEY RANCH
CITY OF COLTON

W.J. McKEEVER, INC.
CIVIL ENGINEERING
847 NORTH MAIN STREET, SUITE 2A
RIVERSIDE, CALIFORNIA 92501
PH: (909) 341-3700
FAX: (909) 341-3740
LARRY L. WALKER L.S. 4463 DATE 10/27/03