



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)

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FOR RECORDER'S OFFICE USE ONLY

Project: P04-0794
S'ly Terminus River Run Pkwy.
A.P.N. 263-320-011, 014 & 015

D - 15477



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **SYCAMORE EASTRIDGE, 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 *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 3/2/05

SYCAMORE EASTRIDGE, LLC, a California limited liability company

BY: RAY MAGNON, as Trustee of The MAGNON FAMILY TRUST, dated February 17, 2000, as subsequently amended, as Manager

By: Ray Magnon
RAY MAGNON, Trustee



2005-0316929
04/22/2005 08:00A
2 of 6

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

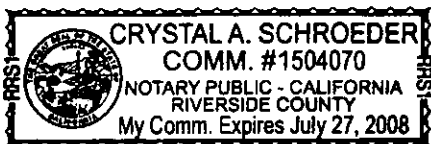
County of RIVERSIDE } ss.

On MARCH 2, 2005, before me, CRYSTAL A. SCHROEDER, NOTARY PUBLIC
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared RAY MAGNON
Name(s) of Signer(s)

personally known to me

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.

Place Notary Seal Above

Crystal A. Schroeder
Signature of Notary Public

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is 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 3/31/05

CITY OF RIVERSIDE

By *Neil Gutierrez*

Administrative Services Manager

P04-0794 MAGNON STORM DRAIN ESMT.DOC

**APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE**

BY *Scott Smart*
Deputy City Attorney



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04/22/2005 08:00A
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EXHIBIT "A"

STORM DRAIN EASEMENT:

BEING A PORTION OF PARCEL 59 OF PARCEL MAP NO. 24535, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN PARCEL MAP BOOK 162 PAGES 84 THROUGH 90 INCLUSIVE, RECORDS OF SAID COUNTY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL 3 OF THE CERTAIN PARCEL MAP, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN PARCEL MAP BOOK 18, PAGE 70, RECORDS OF SAID COUNTY; THENCE ALONG THE WEST LINE OF SAID PARCEL 3, SOUTH 00°21'52" EAST 178.33 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED; SAID POINT BEING A NON-TANGENT CURVE CONCAVE NORTH EASTERLY HAVING A RADIUS OF 60.00 FEET; A RADIAL LINE TO SAID POINT BEARS SOUTH 03°13'50" EAST; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°19'31" AN ARC LENGTH OF 20.24 FEET TO A LINE PARALLEL WITH AND 20.00 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF SAID PARCEL 3; THENCE ALONG SAID PARALLEL LINE SOUTH 00°21'52" 110.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 56.67 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°40'47" AN ARC LENGTH OF 49.13 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 3, A RADIAL BEARING OF SAID CURVE TO SAID POINT BEARS SOUTH 39°57'21" WEST ; THENCE ALONG SAID WEST LINE NORTH 00°21'52" WEST 151.82 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS .06 AC'S
PREPARED UNDER THE SUPERVISION OF



John A. Friedrich

JOHN A. FRIEDRICH R.C.E. 27861

2-22-05
DATE

DESCRIPTION APPROVAL:

BY: K. Stout 2/28/2005
DATE

FOR: MARK S. BROWN
CITY SURVEYOR

15477

2005-0316823
04/22/2005 08:08A
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2005-0318829
04/22/2005 09:09A
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① $\Delta=49^{\circ}40'47''$
R=56.67'
L=49.13'
T=26.23'

② $\Delta=19^{\circ}19'31''$
R=60.00'
L=20.24'
T=10.22'

PARCEL MAP 24535
P.M.B. 162/84-90
PAR. 59

S16°05'41"W
(RAD)

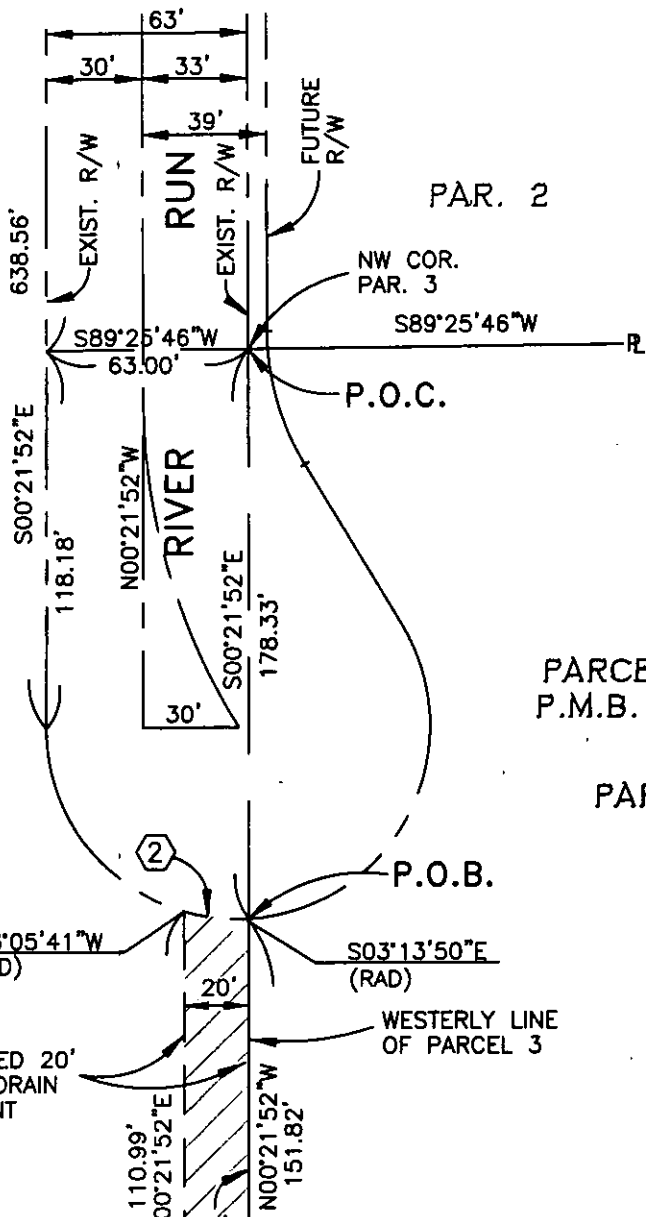
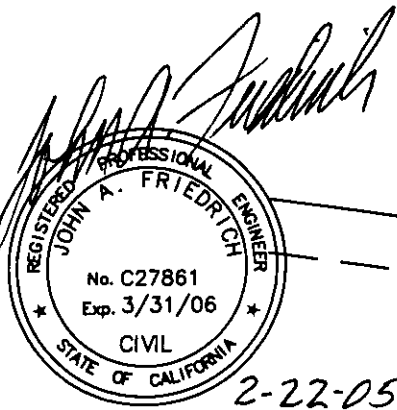
PROPOSED 20'
STORM DRAIN
EASEMENT

110.99'
S00°21'52"E

S39°57'21"W
(RAD)

16.5' GAS EASEMENT
RECORDED 9/5/50
IN BOOK 1201, PAGE
574 O.R.

2-22-05



PAR. 2

PARCEL MAP
P.M.B. 18/70

PAR. 3



SCALE: 1"=60'

CITY OF RIVERSIDE, CALIFORNIA

73-3

This plat is solely an aid in locating the parcel described in the attached document. It is not part of the written description therein.

Sheet 1 of 1

Scale: 1"=60'

15477