

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: Hunter Park Assessment District
Storm Drain Facilities (Line 7)
A.P.N. 255-140-019

15574

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D -



EASEMENT DEED

SMR VENTURES, LLC, a Delaware limited liability company, as Grantor(s), hereby grants to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, a permanent easement and right-of-way for the construction, use, repair, reconstruction, inspection, operation, and maintenance of **storm drain facilities** known as Line 7 and all appurtenant works, including ingress and egress thereto, over upon, under and across that certain real property situated in the County of Riverside, State of California, described in the legal description attached hereto as Exhibit "A" and made a part thereof. Grantor(s) acknowledge(s) and agree(s) that the real property rights granted herein may be used and/or assigned by Grantee to Riverside County Flood Control and Water Conservation District at a future date.

In addition, the Grantor(s) agree for themselves, their successors and assigns not to erect, place or maintain, nor permit the erection, placement or maintenance of any building, planter boxes, earth fill or other structures on the above described real property. The Grantee, and its

contractors, agents, employees, shall have the right to trim or cut tree roots as may endanger or interfere with a said systems and shall have free access to said systems and every part thereof, at all times, for the purpose of exercising the rights herein granted; provided however, that in making any excavation on said property of the Grantor(s), the Grantee shall make the same in such a manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the surface of the ground to as near the same condition as it was prior to such excavation as is practicable.

Dated 10/8/05

SMR VENTURES, LLC, a Delaware limited liability company

By: Troxler Residential Ventures XII, LLC,
a Delaware limited liability company
Its Managing Member

By: Troxler Ventures Partners, Inc.,
a California corporation,
Its Operating Member

By: 
Bryan P. Troxler
President



2005-0917605
11/04/2005 08 00A
2 of 5



GENERAL ACKNOWLEDGEMENT

State of California

County of Los Angeles } ss

On 10/10/05 (date), before me Neil Clifford (name)

a Notary Public in and for said State, personally appeared
Bryan P. Troxler
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]
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. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 10/19/05

CITY OF RIVERSIDE

By Amelia M. Valeri

APPROVED TO FORM
CITY ATTORNEY'S OFFICE

SMR SDE 019 TROXLER.DOC

BY [Signature]
Deputy City Attorney

EXHIBIT "A"
STORM DRAIN EASEMENT

That portion of the southwest quarter of Section 9, Township 2 South, Range 4 West, San Bernardino Meridian, said portion being described as follows:

BEGINNING at the northeast corner of the Remainder Parcel of Parcel Map 30485-1, as shown by map on file in Book 206 of Parcel Maps at pages 24 through 26, inclusive, Records of Riverside County, California, said corner being on the easterly line of said Section 8, said point also being the beginning of a non-tangent curve, concave to the southwest, having a radius of 105.19 feet, the radial line at said point bears South 84°53'57" West;

Thence northwesterly along said curve, to the left, through a central angle of 53°39'28", an arc distance of 98.51 feet;

Thence North 58°45'32" West, a distance of 44.60 feet;

Thence North 10°55'33" East, a distance of 12.40 feet;

Thence North 64°07'20" West, a distance of 46.41 feet;

Thence West, a distance of 46.63 feet;

Thence South 30°48'13" West, a distance of 30.67 feet;

Thence South 15°05'40" West, a distance of 37.19 feet;

Thence South 70°17'41" East, a distance of 107.61 feet;

Thence North 71°22'57" East, a distance of 40.83 feet to the beginning of a non-tangent curve, concave to the southwest, having a radius of 75.00 feet, the radial line at said point bears South 36°52'14" West;

Thence southeasterly along said curve, to the right, through a central angle of 39°07'52", an arc distance of 51.22 feet to a point on the northerly boundary line of said Remainder Parcel;

Thence South 74°38'38" East along said northerly boundary line, a distance of 33.19 feet to the **POINT OF BEGINNING**.

Containing 0.27 acres, more or less.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb
Matthew E. Webb, L.S. 5529

8/4/05
Date

Prepared by: [Signature]
Checked by: [Signature]



DESCRIPTION APPROVAL:

BY: [Signature] 08/22/05
DATE

FOR: MARK S. BROWN
CITY SURVEYOR

STORM DRAIN EASEMENT

ROBINSON TRACT
MB 2/17

0.27 ACRES

REMAINDER PARCEL
PARCEL MAP NO. 30485-1
PMB 206/24-26



Q PALMYRITA AVE

17 8
18 9

N00°08'30"W

771.37'

S74°38'38"E
33.19'

P.O.B.
NE COR. REM.
PARCEL

N84°53'57"E (R)

MT VERNON AVE

50'

30'

30'

50'

AQUEDUCT

$\Delta = 39^{\circ}01'52''$
 $R = 75.00'$ $L = 51.22'$

$\Delta = 53^{\circ}39'28''$
 $R = 105.19'$ $L = 98.51'$

N36°52'14"E
571.2257' W
40.83' (R)

N76°00'06"E (R)

N70°17'41"W 107.61'

N15°05'40"E
37.19'

N30°48'13"E
30.67'

N90°00'00"E
46.63'

S64°07'20"E
46.71'

S10°55'33"W
12.40'

SECTION 8
SECTION 9

SECTIONS 8 & 9, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M

ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY ST.
RIVERSIDE CA. 92506
(951) 686-1070

CITY OF RIVERSIDE

12-8

DATE PREPARED: 7/25/05

Plot Date: 8/3/2005 G:\2001\01-0294\DWGSPRO\01-0294BD.pro

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

W.O. 01-0294

SCALE: 1"=50'

DRWN BY *[Signature]* DATE 8/3/05
CHKD BY *[Signature]* DATE 8/2/05

SUBJECT: STORM DRAIN EASEMENT 15574