

DOC # 2005-0917606

11/04/2005 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

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)

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC
	1		5						
								✓	AS
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

0

FOR RECORDER'S OFFICE USE ONLY

Project: Hunter Park Assessment District
Storm Drain Facilities (Line 7A)
A.P.N. 255-120-011

D - 15575



EASEMENT DEED

SMR VENTURES, LLC, a Delaware limited liability company, as Grantor(s), grants to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, a non-exclusive easement for **unrestricted access** over, under, and across that certain real property located in the City of Riverside, County of Riverside, State of California as described in Exhibit "A" attached hereto and incorporated herein by this reference.

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.

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: [Signature]
Bryan P. Troxler
President

GENERAL ACKNOWLEDGEMENT

State of California

County of Los Angeles } ss

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

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:



WITNESS my hand and official seal.
[Signature]
Signature

**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. Vailin

SMR ACCESS 011 TROXLER.DOC

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

BY [Signature]
Deputy City Attorney



2005-0917606
11/04/2005 08:00A
3 of 5

EXHIBIT "A"
ACCESS EASEMENT

That portion of the southwest quarter of Section 8, Township 2 South, Range 4 West, San Bernardino Meridian, said portion being described as follows:

BEGINNING at the northeast corner of Parcel 2 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;

Thence North 65°34'18" West along the northeasterly line of said Parcel 2, a distance of 185.00 feet;

Thence North 52°33'31" West, a distance of 247.56 feet;

Thence North 36°48'35" East, a distance of 7.99 feet;

Thence North 53°11'25" West, a distance of 142.19 feet to a point on the southerly line of Parcel "B" of Riverside County Lot Line Adjustment No. 4499 recorded August 14, 2003 as Instrument No. 2003-621680, Official Records of Riverside County, California;

Thence North 89°35'30" East along said southerly line, a distance of 23.15 feet;

Thence South 53°11'25" East, a distance of 123.76 feet;

Thence North 36°48'35" West, a distance of 7.96 feet to a point on a line parallel with and distant northeasterly 85.00 feet, measured at a right angle, from the northeasterly line of said Parcel 2;

Thence South 65°34'18" East along said parallel line, a distance of 381.24 feet to a point on the easterly line of said southwest quarter of Section 8;

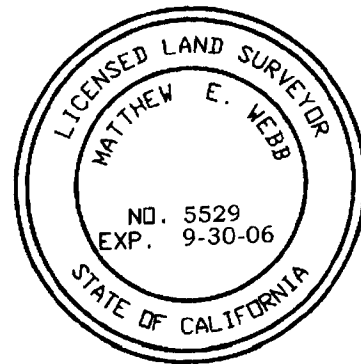
Thence South 00°02'31" West along said easterly line, a distance of 93.33 feet to the **POINT OF BEGINNING.**

Containing 0.68 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]

08/22/2005
DATE

FOR: MARK S. BROWN
CITY SURVEYOR

Albert A. Webb Associates

2005-0917686
11/04/2005 08:08A
4 of 5



NORTH LINE OF PARCEL 2
PER RS 67/48

WEST LINE OF GAGE CANAL
PER RS 67/48

THAT CERTAIN PARCEL OF LAND
PER GRANT DEED RECORDED
AUGUST 14, 2003 AS INSTRUMENT
NO. 2003-621681, O.R.

LOT LINE ADJUSTMENT NO. 4499
RECORDED AUGUST 14, 2003 AS
INSTRUMENT NO. 2003-621680, O.R.

PARCEL "A"
LLA NO. 4499

PARCEL "B"
LLA NO. 4499



PARCEL 2
PARCEL MAP NO. 30485-1
PMB 206/24-26

THAT CERTAIN PARCEL OF LAND
PER GRANT DEED RECORDED
NOVEMBER 26, 1986 AS INSTRUMENT
NO. 1986-303080, O.R.

N36°48'35"E 7.99'

N89°35'30"E
23.15'

2005-09-17/0915
11/04/2005 08:06A
5 of 5



CITY
COUNTY

N53°11'25"W
142.19'
S53°11'25"E
123.76'

N36°48'35"E
7.95'

NORTH LINE OF PARCEL 2
OF TRACT MAP NO. 30485-1

THAT CERTAIN PARCEL OF LAND
PER GRANT DEED RECORDED
JANUARY 8, 2004 AS INSTRUMENT
NO. 2004-0013417, O.R.

LOT LINE ADJUSTMENT NO. 4499
RECORDED AUGUST 14, 2003 AS
INSTRUMENT NO. 2003-621680, O.R.

0.68 ACRES

N52°33'31"W 247.56'

SE 1/4, SW 1/4, SEC. 8

NE 1/4, SW 1/4, SEC. 8
PARCEL "B"
LLA NO. 4499

P.O.B.
NE COR.
PARCEL 2

N65°34'18"W 185.00'
S00°02'31"W 93.33'
85'

NORTH LINE OF THE
SW 1/4, SW 1/4
OF SECTION 8

EAST LINE OF THE
SW 1/4, SW 1/4
OF SECTION 8

THAT CERTAIN PARCEL OF LAND
PER GRANT DEED RECORDED
MARCH 3, 2000 AS INSTRUMENT
NO. 2000-080339, O.R.

ROBINSON TRACT
MB 2/17

SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.

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

CITY OF RIVERSIDE 12/5+7

DATE PREPARED: 7/25/05

Plot Date: 8/3/2005 G:\2001\01-0294\DWG&PRO\01-029480.pro

SHEET 1 OF 1

W.O. 01-0294

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.

SCALE: NTS

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

SUBJECT: ACCESS EASEMENT

15575