

RECEIVED

DEC 1 2005

DOC # 2005-0950991

11/16/2005 08:00A Fee:NC

Page 1 of 6

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

CITY OF RIVERSIDE
CITY CLERK'S OFFICE



FREE RECORDING

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

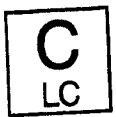
M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		6						
					1			✓	LC
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

FOR RECORDER'S OFFICE USE ONLY

Project: Hunter Park Assessment District
Storm Drain Facilities (Line 7A)

A.P.N. 255-120-007

D - 15593



EASEMENT DEED

The MAGNON COMPANIES, INC., a California corporation, as Grantor(s), grants to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, an 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 10-5-05

By [Signature]

Douglas MAGNON
(print name)

Title SEC

The MAGNON COMPANIES, INC., a California corporation

By [Signature]

RAY MAGNON
(print name)

Title PRES



GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside

ss

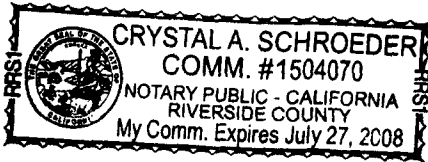
On OCT 6 2005, before me CRYSTAL A. Schroeder
(date) (name)

a Notary Public in and for said State, personally appeared

RAY MAGNON

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.

Crystal A. Schroeder
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 _____

CITY OF RIVERSIDE

By _____

MAGNON ACCESS.DOC APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY [Signature]
Deputy City Attorney



GENERAL ACKNOWLEDGEMENT

State of California

County of RIVERSIDE

ss

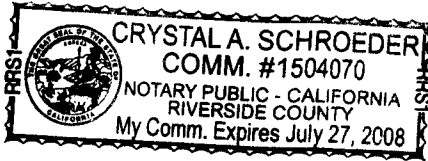
On OCT. 6, 2005, before me CRYSTAL A. SCHROEDER
(date) (name)

a Notary Public in and for said State, personally appeared

DOUGLAS MAGNON

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.

Crystal A. Schroeder
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 _____

CITY OF RIVERSIDE

By _____

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

MAGNON ACCESS.DOC

BY [Signature]
Deputy City Attorney

**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 10/20/05

CITY OF RIVERSIDE

By Amelia M. Valdez



2005-0950991
11/16/2005 08:00A
4 of 6



BY: K. Strout 08/22/2005
DATE

FOR MARK S. BROWN
SURVEYOR

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:

COMMENCING 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 269.84 feet to the beginning of a tangent curve, concave to the southwest, having a radius of 93.00 feet;

Thence northwesterly along said curve, to the left, through a central angle of 14°51'59", an arc distance of 24.13 feet;

Thence North 68°03'25" West, a distance of 55.14 feet to the beginning of a tangent curve, concave to the southwest, having a radius of 43.00 feet;

Thence northwesterly, westerly and southwesterly along said curve, to the left, through a central angle of 95°15'25", an arc distance of 71.49 feet;

Thence South 16°41'10" West, a distance of 85.52 feet to the **TRUE POINT OF BEGINNING**, said point being 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°36'01" West along said southerly line, a distance of 14.59 feet;

Thence South 16°41'10" West, a distance of 129.50 feet to a point on the northwesterly line of the Gage Canal per Judgment in Eminent Domain and Final Order of Condemnation by Document recorded June 9, 1965, as Instrument No. 66796 of Official Records of Riverside County, California;

Thence North 33°17'18" East along said northwesterly line, a distance of 49.01 feet;

Thence North 16°41'10" East, a distance of 86.63 feet to the **TRUE POINT OF BEGINNING**.

Containing 1,512 square feet, more or less.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb

8/4/05

Matthew E. Webb, L.S. 5529

Date

Prepared by: [Signature]

Checked by: [Signature]



ACCESS EASEMENT

R.S. 67/48

NORTH E... LINE OF
PARCEL 2 PER RS 67/48

R=525.00'
Δ= 10°09'31"
L=93.08'

PARCEL "A"
LLA NO. 4499

WEST LINE OF GAGE CANAL
PER RS 67/48

LOT LINE ADJUSTMENT 4499
RECORDED AUGUST 14, 2003
AS INST. NO. 2003-621681, O.R.

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

1512 SF
14' WIDE ESMT.

N33°17'06"E
49.01'

N16°41'10"E 86.60'

S16°41'10"W 85.52'

R=43.00'
Δ= 95°15'25"
L=71.49'

N68°03'25"W
55.14'

R=93.00'
Δ= 14°51'59"
L=24.13'

NB9°36'01"W 14.59'
T.P.O.B.

PARCEL "B"
LLA NO. 4499

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

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.

THAT CERTAIN PARCEL OF LAND
PER GRANT DEED RECORDED
DECEMBER 2, 2004 AS INSTRUMENT
NO. 2004-0960058, O.R.



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

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

P.O.C.
NE COR.
PARCEL 2

N65°34'18"W 185.00'

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

ROBINSON TRACT
MB 2/17

SECTION 8, 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

12-5
12-7

DATE PREPARED: 7/25/05

Plot Date: 8/16/2005

G:\2001\01-0294\DWG&PRO\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: NTS

DRWN BY
CHKD BY

DATE 8/16/05
DATE 8/16/05

SUBJECT: ACCESS EASEMENT

15593

2005-0950931
11/16/2005 08:08A
6 of 6

