

When recorded mail to:

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

DOC # 2008-0355009
06/30/2008 08:00A Fee:NC
Page 1 of 7
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



FREE RECORDING

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

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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NCHG cc									513

Project: P08-0108
990 Palmyrita Avenue
A.P.N. 249-060-031

D - 16238



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **MDC HUNTER PARK, LLC, a Delaware 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 *blanket electric energy distribution and telecommunication 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 *blanket electric energy distribution and telecommunication facilities.*

Dated 5/27/08

MDC HUNTER PARK, LLC, a Delaware limited liability company

By _____
N/A

(print name)

By Bruce McDonald
BRUCE McDONALD
(print name)

Title _____

Title PRESIDENT

State of California

County of Orange } ss

On 5/27/08, before me, C. Harmon, Notary Public

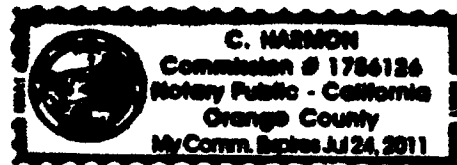
personally appeared Bruce McDonald who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

C. Harmon

Notary Signature



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ILLEGIBLE NOTARY SEAL DECLARATION
Government Code Section 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement attached reads as follows:

Name of Notary: C. Harmon

Date Commission Expires: July 24, 2011

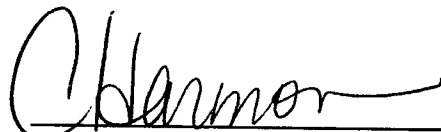
Notary Identification No:
(for Notaries commissioned at 1/1/92) 1756126

Manufacturer/Vender Identification No:
(for Notaries commissioned at 1/1/92) NNA1

Place of Execution of Notary: Orange County / Newport Beach

Place of Execution of this Declaration: Orange County / Newport Beach

Date: May 27, 2008


C. Harmon



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**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 6-24-08

CITY OF RIVERSIDE

By Bekah J. Graham

P08-0108 PUE.DOC

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY [Signature]
Deputy City Attorney



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EXHIBIT "A"

PARCEL "A"

APN: 249-060-031-1

LOTS 1, TOGETHER WITH LOTS 2, 9 AND 10, AND THAT PORTION OF THAT CERTAIN UN-NAMED STREET, KNOWN AS NORTHGATE STREET, ADJOINING THE EASTERLY LINE OF SAID LOTS 1 AND 10, ALL SHOWN BY MAP OF TWOGOOD AND HERRICK'S SUBDIVISION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 29 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, SAID PORTION OF NORTHGATE STREET VACATED BY RESOLUTION NO. 21556 OF THE COUNCIL OF SAID CITY OF RIVERSIDE AND RECORDED MAY 12, 2008 AS DOCUMENT NO. 2008-0251908, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPT THEREFROM THAT PORTION OF SAID NORTHGATE STREET (VACATED) AND THAT PORTION OF SAID LOTS 9 AND 10 LYING SOUTHERLY OF A LINE THAT IS PARALLEL WITH AND DISTANT 55.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF COLUMBIA AVENUE, AS SHOWN ON PARCEL MAP NO. 30325, AS PER MAP FILED IN BOOK 202, PAGES 82 AND 83 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER OF RIVERSIDE COUNTY;

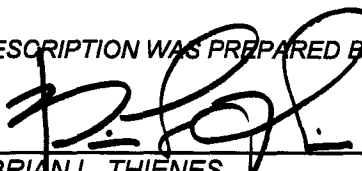
ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT 1, DESCRIBED IN GRANT OF EASEMENT TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED DECEMBER 2, 2002 AS DOCUMENT NO. 2002-714459, OF SAID OFFICIAL RECORDS;

ALSO EXCEPTING THEREFROM THAT PORTION LYING NORTHERLY OF A LINE PARALLEL AND CONCENTRIC WITH AND 44.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES AND RADIALLY, FROM THE FOLLOWING DESCRIBED LINE:

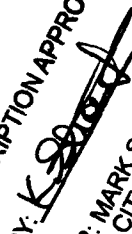
COMMENCING AT A 1" IRON PIPE STAMPED "L.S. 3018" IN WELL MONUMENT AT THE CENTERLINE INTERSECTION OF IOWA AVENUE AND PALMYRITA AVENUE, AS SHOWN ON MAP RECORDED IN BOOK 87, PAGE 23 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY; THENCE ALONG SAID CENTERLINE OF PALMYRITA AVENUE, SOUTH 89° 50' 47" EAST, 2409.31 FEET; THENCE NORTH 00° 09' 13" EAST, 16.00 FEET TO A POINT ON THE CONSTRUCTION CENTERLINE OF PALMYRITA AVENUE AS SHOWN BY CITY OF RIVERSIDE STREET IMPROVEMENT PLAN R-3627, SAID CONSTRUCTION CENTERLINE BEING A LINE PARALLEL WITH AND 16.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE OF PALMYRITA AVENUE, SAID POINT BEING THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1998.00 FEET AND BEING TANGENT AT SAID POINT TO SAID PARALLEL LINE, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 6° 52' 38" AN ARC LENGTH OF 239.82 FEET TO A POINT OF REVERSE CURVATURE WITH A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1998.00 FEET, SAID CURVE ALSO BEING TANGENT AT ITS EASTERLY TERMINUS TO A LINE PARALLEL WITH AND 14.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID PALMYRITA AVENUE, AS SHOWN ON MAP RECORDED IN BOOK 120, PAGES 88 AND 89 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY, A RADIAL LINE TO SAID POINT OF REVERSE CURVATURE BEARS SOUTH 07° 01' 51" WEST; THENCE EASTERLY ALONG SAID LAST MENTIONED CURVE, THROUGH A CENTRAL ANGLE OF 7° 10' 00" AN ARC LENGTH OF 249.91 FEET TO A POINT OF TANGENCY WITH LAST SAID PARALLEL LINE, SAID POINT OF TANGENCY BEING THE END OF THIS LINE DESCRIPTION.

CONTAINING: 1,103,395 SQUARE FEET OR 25.33 ACRES MORE OR LESS.

DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.


DATE: 5/3/08
BRIAN L. THIENS
P.L.S. No. 5750
REG. EXP. 12/31/09



DESCRIPTION APPROVAL:
BY: 
FOR: MARK S. BROWN
CITY SURVEYOR
DATE: 06/03/2008

O:\2823\ESMT\2823_EXHIBIT A.doc
Last Update: 05/14/08

SHEET 1 OF 1



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EXHIBIT "B"

CONST. C/L PER CITY OF RIVERSIDE
IMPROV. PLANS R-3627
APPROVED 02/20/03

SEE DETAIL ON
SHEET 2 OF 2

PALMYRITA

AVE.

N 89°50'47" W 636.50'

N 89°51'51" E

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TWO GOOD & HERRICK'S
SUBDIVISION

LOT 2

LOT 1

APN: 249-060-031-1

LOT 10

PARCEL A

AREA - 25.33 ACRES

M.B. 7 / 29, S.B. CO.

LOT 9

LOT 10

R.C.T.C. R/W FORMERLY A.T. & S.F. R.R.

N 01°45'07" E 1236.36'

1226.85'

N 00°10'25" W

N 89°49'43" W 914.25'

COLUMBIA

N 89°49'43" W **AVENUE**

LEGEND:

INDICATES DISTINCTIVE
BOUNDARY

NOTE:

SEE SHEET 2 OF 2 FOR
VICINITY MAP, DETAL "A",
CURVE & TANGENT TABLES.

• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCELS DESCRIBED IN THE
ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 2

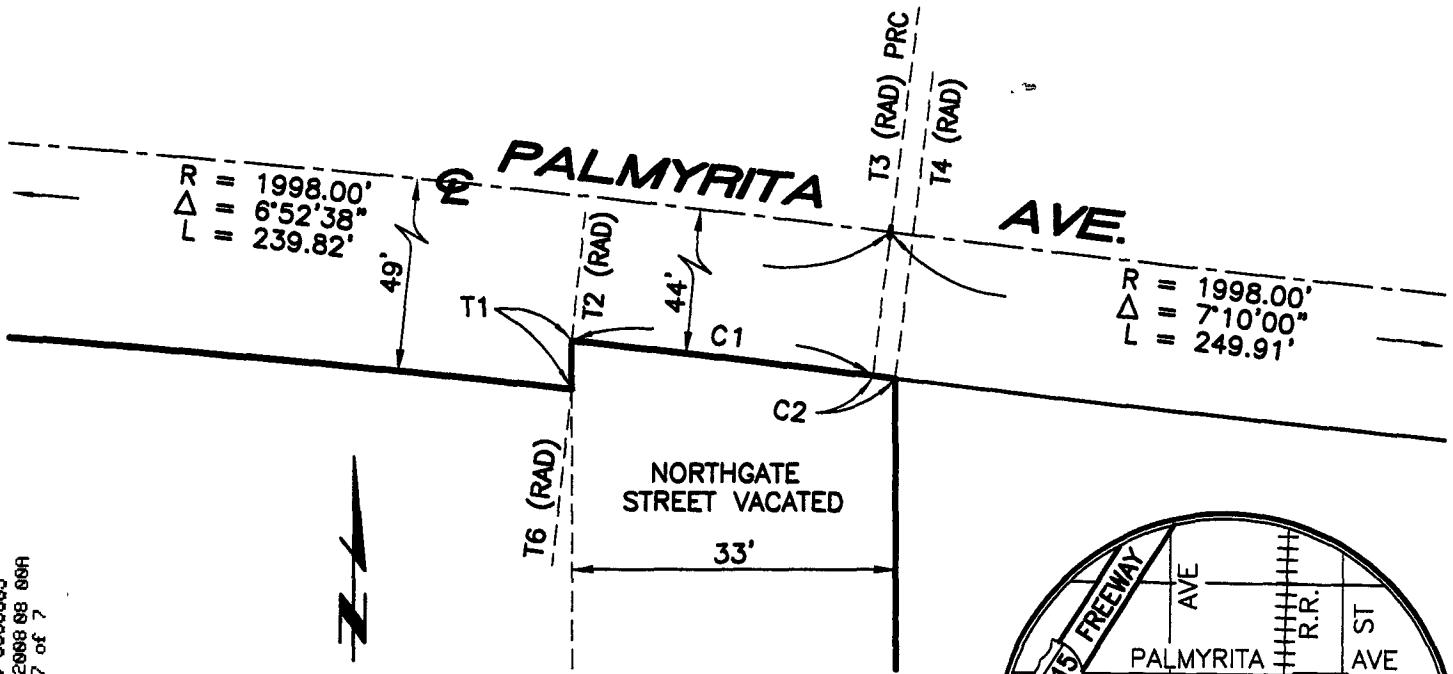
SCALE: 1" = 200'

DRAWN BY AM DATE 05/14/08

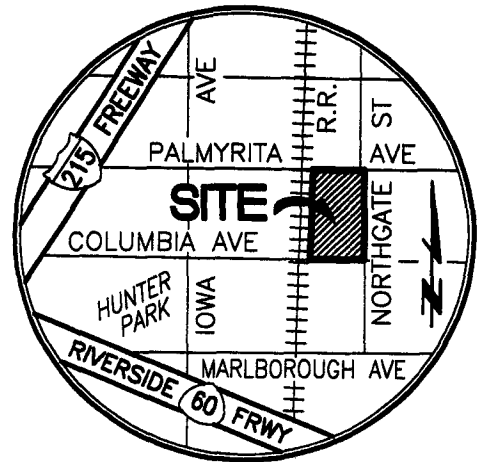
SUBJECT BLANKET PUBLIC UTILITY EASEMENT

16238

EXHIBIT 'B'



DETAIL "A"
SCALE: 1" = 20'



VICINITY MAP
NOT TO SCALE

TANGENT TABLE:

NO.	DISTANCE	BEARING
T1	5.03'	N 00°10'25" W
T2	1954.00'	N 06°07'26" E
T3	2042.00'	N 07°01'51" E
T4	2042.00'	N 06°57'58" E
T5	33.00'	N 89°49'43" W
T6	1949.00'	N 06°08'24" E

CURVE TABLE:

NO.	DELTA	RADIUS	LENGTH
C1	0°54'25"	1954.00'	30.93'
C2	0°03'52"	2042.00'	2.30'
C3	5°59'11"	1949.00'	203.64'

SURVEYOR:

PREPARED UNDER THE SUPERVISION OF:

[Signature]
BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. DEC. 31, 2009

5/30/09
DATE



Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH.(714)521-4811 FAX(714)521-4173

• CITY OF RIVERSIDE, CALIFORNIA •

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26-2

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCELS DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 2 OF 2

SCALE: 1" = 200'

DRAWN BY AM DATE 05/14/08

SUBJECT BLANKET PUBLIC UTILITY EASEMENT