

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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NCHG CC									512

FOR RECORDER'S OFFICE USE ONLY

Project: Van Buren Widening
Jackson to SAR
APN: 155-290-022 & 032
Address: 7305 Arlington Avenue

D- 16289



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged **NEWSOME HOMES, INC.**, a California corporation, who acquired title as **NEWSOME HOMES, INC.**, and **Nadia Miller, Trustee of the Nadia Miller Living Trust dated March 10, 1999**, as their individual interest appear of record, as Grantor(s), grant(s) 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 **WATER FACILITIES**, together with all necessary appurtenances, in, under, upon, over and along that certain real property 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 **WATER FACILITIES**.

By mutual covenant, Grantor and Grantee further agree that:

1. Grantee shall keep the **WATER FACILITIES** in good repair and maintain them at its sole cost;
2. All improvements installed by Grantee shall be flush with the proposed ground surface or buried underground unless any such proposed above-ground improvements (and the locations thereof) are specifically approved by Grantor, in writing;
3. Grantee shall restore the premises, at its sole cost, to the same condition which existed prior to the commencement of Grantee's Work (including the backfilling of any excavations); provided however, that no trees shall be planted within the Easement and the responsibilities of the Grantee shall be limited to replacement of landscaping, or any flatwork, such as asphalt and concrete pavement; and
4. No vertical structures or monuments shall be constructed by Grantor within the Easement.

Dated Sept 17, 2008

NEWSOME HOMES, INC.,
a California corporation

By: Nadia Miller

By: [Signature]

Print Name: NADIA MILLER

Print Name: Steven K. Ledbetter

Title: PRESIDENT

Title: V.P.

2008-8571473
10/27/2008 08:09A
2 of 9

Dated 9/24/2008

**Nadia Miller, Trustee of the Nadia Miller
Living Trust dated March 10, 1999**

By: _____

By: Nadia Miller

Print Name: _____

Print Name: NADIA MILLER

Title: _____

Title: TRUSTEE



ACKNOWLEDGEMENT

State of California }
County of Los Angeles } ss

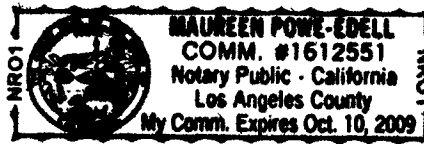
On 9/17/2008, before me Maureen Powe-Edell, *NOTARY PUBLIC*,
STEVEN K. LEDBETTER

personally appeared _____
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.

Maureen Powe-Edell
Notary Signature



ACKNOWLEDGEMENT

State of California }
County of Los Angeles } ss

On 9/19/2008, before me Maureen Powe-Edell, *NOTARY PUBLIC*,
NADIA MILLER

personally appeared _____
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.

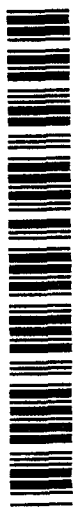
I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct

WITNESS my hand and official seal.

Maureen Powe-Edell
Notary Signature



2008-0571473
10/27/2008 08:08 AM
4 of 9



**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 10/22/08

CITY OF RIVERSIDE

By: Amelia M. Valeri

APPROVED AS TO FORM ✓

Susan Wilson
DEPUTY CITY ATTORNEY



2008-0571473
10/27/2008 08 00A
5 of 9

EXHIBIT A

APN: 155-290-022 & 032
FEE SIMPLE INTEREST

That certain real property in the City of Riverside, County of Riverside, State of California described as follows:

That portion of Section 36, Township 2 South, Range 6 West, S.B.M., as shown by Rancho La Sierra on file in Book 6 of Maps at Page 70 thereof, Records of Riverside County, California, described as follows:

Commencing at the Southeast corner of said Section 36, being the intersection of the centerline of Van Buren Boulevard with the centerline of Arlington Avenue as shown by Record of Survey on file in Book 15 at Page 39 thereof, Records of Riverside County, California;

Thence N.89°06'02"W. (recorded N.89°40'00"W.) along the centerline of said Arlington Avenue, a distance of 20.00 feet to an angle point therein;

Thence N.82°30'55"W. (recorded S.83°10'00"E.) along said centerline of Arlington Avenue, a distance of 128.45 feet;

Thence N.07°29'05"E., a distance of 60.00 feet to a line parallel with and 60.00 feet Northerly, measured at right angles from the centerline of said Arlington Avenue, being the Point of Beginning of the parcel of land to be described;

Thence N.05°29'24"E., a distance of 23.78 feet;

Thence N.48°29'24"E., a distance of 100.25 feet to a line parallel with and 65.00 feet Westerly, measured at right angles from the centerline of Van Buren Boulevard as shown by Parcel Map on file in Book 10 of Parcel Maps at Page 11 thereof, Records of Riverside County, California;

Thence S.00°58'05"W. along said parallel line, a distance of 32.54 feet;

Thence S.48°29'24"W., a distance of 57.33 feet;

Thence S.32°48'10"E., a distance of 28.20 feet;

Thence S.46°51'54"W., a distance of 2.45 feet;

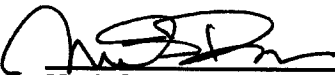


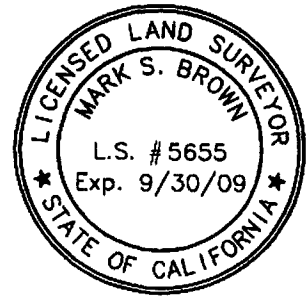
Thence Westerly on a non-tangent curve concave Northerly, having a radius of 30.00 feet, through an angle of 09°38'05", an arc length of 5.04 feet (the initial radial line bears N.02°09'00"W.) to a line parallel with and 60.00 feet Northerly, measured at right angles from the centerline of said Arlington Avenue;

Thence N.82°30'55"W. along said parallel line, a distance of 42.69 feet to the point of beginning.

The above described parcel of land contains 2,875 square feet, more or less.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 5/5/08 Date Prep. E.V.
Mark S. Brown, L.S. 5655
License Expires 9/30/09

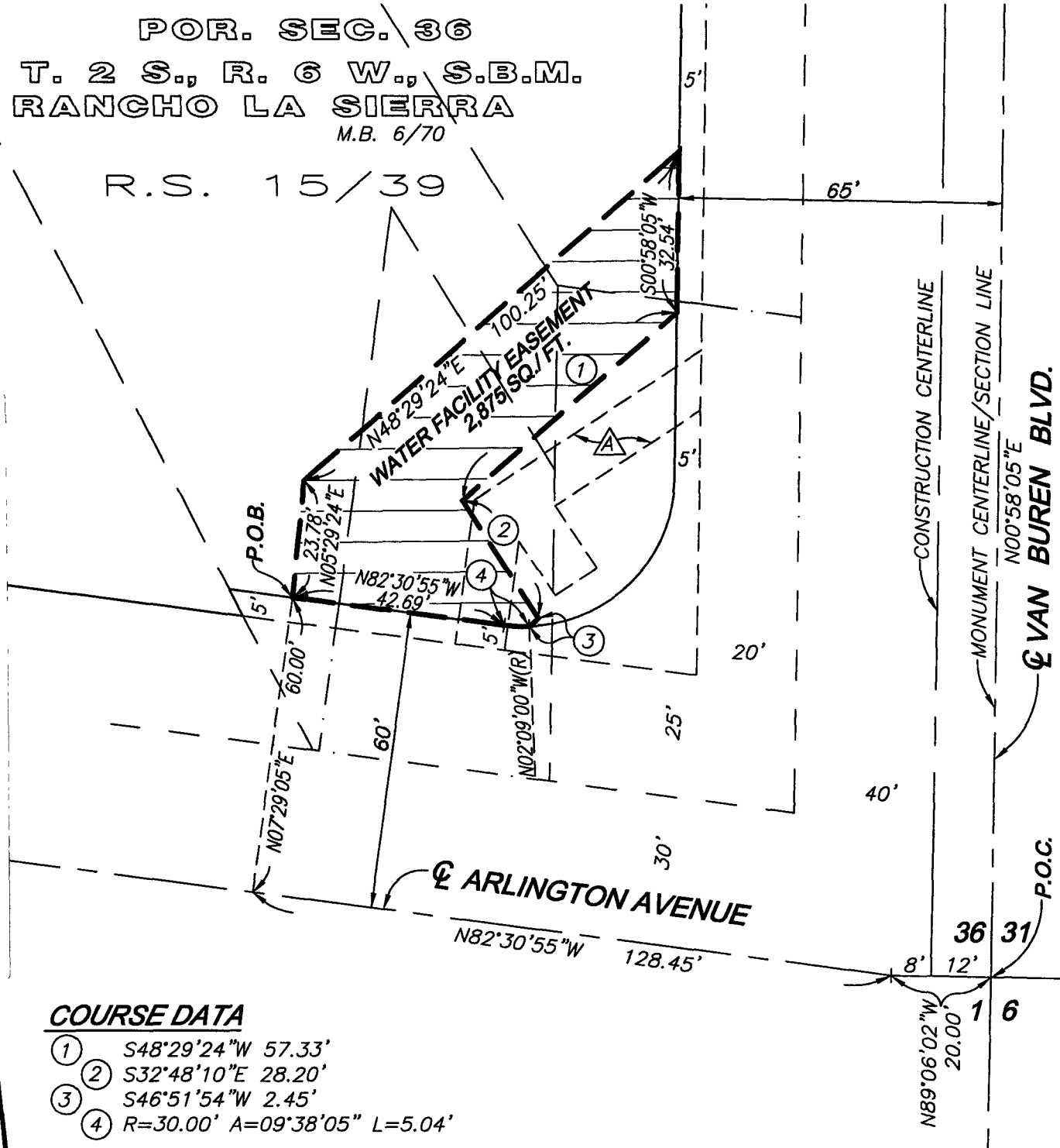


2008-0571473
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7 of 9

POR. SEC. 36
 T. 2 S., R. 6 W., S.B.M.
 RANCHO LA SIERRA
 M.B. 6/70

R.S. 15/39

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 18/27/2008 08:00R
 8 of 9



COURSE DATA

- ① S48°29'24"W 57.33'
- ② S32°48'10"E 28.20'
- ③ S46°51'54"W 2.45'
- ④ R=30.00' A=09°38'05" L=5.04'

△ Waterline easement to the City of Riverside, rec. 8/16/74, Inst. no. 105774, O.R. Riv. Co., Ca.

● CITY OF RIVERSIDE, CALIFORNIA ●

50/46

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

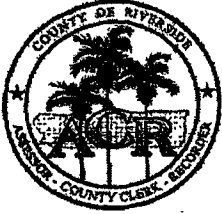
SCALE: 1"=30'

DRAWN BY: EV

DATE: 5/1/08

SUBJECT: WATER FACILITY EASEMENT

16289



LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000
www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

APPROVED AS TO FORM
DEPUTY CITY ATTORNEY

Date: 10-27-08

Signature: Micki Lewis

Print Name: MICKI LEWIS

