

When recorded mail to:

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

DOC # 2012-0075534

02/21/2012 01:17P Fee:NC

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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)

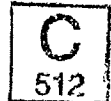
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FOR RECORDER'S OFFICE USE ONLY

Project: 6250 Valley Springs Pkwy.
Storm Drain Esmt.

A.P.N. 291-460-026

D - 16765



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **WAL-MART STORES, INC.**, a Delaware corporation, as Grantor, grants to the CITY OF RIVERSIDE, a California charter city and municipal corporation, 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 **storm drain 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 storm drain facilities.

Dated _____

WAL-MART STORES, INC., a Delaware corporation

By _____

By _____

(print name)

John E. CLARKE
(print name)

Title _____

Title V.P. of Real Estate

State of ~~California~~ ARKANSAS

County of ~~San Diego~~ Benton } ss

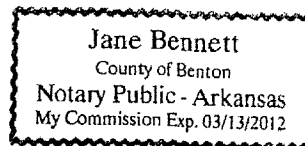
On February 1, 2012, before me, Jane Bennett, notary public, personally appeared, John E. Clarke

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.

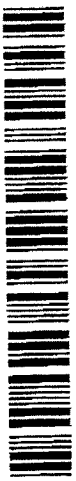
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jane Bennett
Notary Signature



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**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

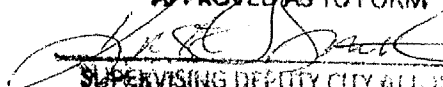
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a California charter city and municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 2/16/12

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services Manager

WAL-MART STORM DRAIN EASEMENT.DOC

APPROVED AS TO FORM

SUPERVISING DEPUTY CITY ATTORNEY



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EXHIBIT "A"

**STORM DRAIN EASEMENT
WALMART RIVERSIDE (E) #1899-05
VALLEY SPRINGS PARKWAY, RIVERSIDE, CALIFORNIA**

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL 6, AS SHOWN ON PARCEL MAP NO. 31387, RECORDED ON OCTOBER 21, 2005 IN PARCEL MAP BOOK 214, PAGES 82 THROUGH 92, INCLUSIVE, OFFICIAL RECORDS OF RIVERSIDE COUNTY, SITUATED IN SECTION 3, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, INCLUDED IN A STRIP OF LAND 20.00 FEET WIDE, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWESTERLY CORNER OF PARCEL 6, ALSO BEING THE SOUTHWESTERLY CORNER OF PARCEL 5 OF SAID PARCEL MAP 31387;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL 6, SAID WESTERLY LINE ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF VALLEY SPRINGS PARKWAY, (110.00' WIDE), AS SHOWN ON SAID PARCEL MAP 31387, SOUTH 10°54'59" WEST 50.46 FEET TO THE NORTHWESTERLY CORNER OF THAT CERTAIN EASEMENT TO THE CITY OF RIVERSIDE FOR STORM DRAIN AND STORM DRAIN CONSTRUCTION AND MAINTENANCE PURPOSES, GRANTED ON SAID PARCEL MAP 31387.

THENCE ALONG THE NORTHERLY AND EASTERLY LINE OF SAID EASEMENT, NORTH 79°17'57" EAST 19.74 FEET;

THENCE SOUTH 10°42'03" EAST 10.00 FEET TO **THE TRUE POINT OF BEGINNING**;

THENCE DEPARTING SAID EASEMENT LINE NORTH 79°17'57" EAST 98.79 FEET;

THENCE SOUTH 83°37'19" EAST 494.56 FEET TO AN INTERSECTION WITH A LINE WHICH IS PARALLEL WITH AND 10.00 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHWESTERLY LINE OF THE MWD FEE PARCEL AS SHOWN ON SAID PARCEL MAP 31387;

THENCE EASTERLY ALONG SAID PARALLEL LINE NORTH 51°35'36" EAST 8.98 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THAT CERTAIN EASEMENT GRANTED TO THE CITY OF RIVERSIDE FOR STORM DRAIN FACILITIES, RECORDED JULY 16, 1992, AS INSTRUMENT NO. 264039, OFFICIAL RECORDS OF SAID COUNTY AND **THE POINT OF TERMINATION**, THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE IN THE EAST AT THE SOUTHWESTERLY LINE

N.E. Job No. 309-006.1

Prepared by: DK Nasland, PLS 5562

12/20/2011

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OF LAST SAID EASEMENT AND IN THE WEST AT THE EASTERLY LINE OF SAID
EASEMENT PER PARCEL MAP 31387.

AREA = 12,046.73 SQ. FT. / 0.277 ACRES, MORE OR LESS.

DEED OF TRUST
BY K. STROUT 1/10/2012
FOR MAP 31387

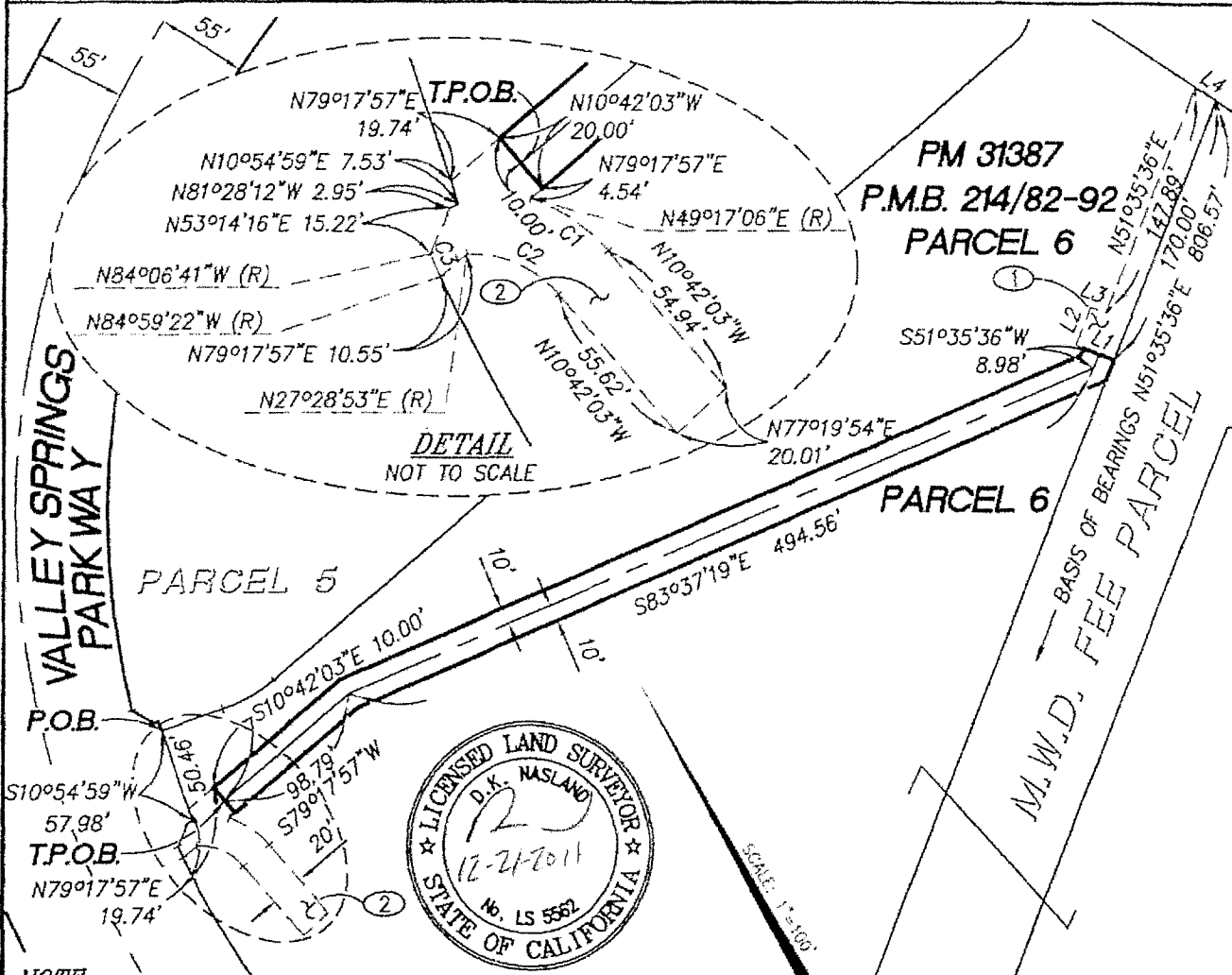


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STORM DRAIN EASEMENT

WALMART - RIVERSIDE (E) #1899-05
VALLEY SPRINGS PARKWAY, RIVERSIDE, CALIFORNIA

SHEET 1 OF 1



NOTE

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.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTHERLY LINE OF THE METROPOLITAN WATER DISTRICT FEE PARCEL AS SHOWN ON PARCEL MAP 31387, P.M.B. 214/82-92, O.R.

I.E. NORTH 51°35'36" EAST

EASEMENTS

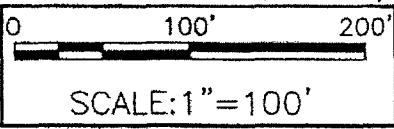
① EXISTING EASEMENT TO THE CITY OF RIVERSIDE FOR STORM DRAIN FACILITIES, RECORDED JULY 16, 1992, AS DOC. NO. 264039, O.R.

② EXISTING EASEMENT TO THE CITY OF RIVERSIDE FOR STORM DRAIN AND STORM DRAIN CONSTRUCTION AND MAINTENANCE PER PARCEL MAP 31387, P.M.B. 214/82-92,

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N38°24'24"W	25.00'
L2	N51°35'36"E	25.00'
L3	S38°24'24"E	10.00'
L4	S27°30'00"E	15.28'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	30°00'51"	55.00'	28.81'
C2	51°49'04"	35.00'	31.65'
C3	00°52'41"	495.00'	7.59'

Drawn By: M.L.T.
Dated: 01/02/2012
Section 3, Township 3S, Range 4W



JOB NO. 309-006.1

NASLAND ENGINEERING

CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4740 Ruffner Street, San Diego, California, 92111 • 619-292-7770



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