

When recorded mail to:

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

DOC # 2012-0238756

05/23/2012 04:30P 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
1			7						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
N/A/H/G CC						T:	CTY	UNI	512

FOR RECORDER'S OFFICE USE ONLY

Project: PW11-0613
Por. APN: 132-020-045
Address: 11500 Magnolia Ave.

D- 16795



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged **The Paseos at Magnolia, LLC, a California limited liability company** 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 **SIDEWALK 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,

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maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said **SIDEWALK FACILITIES.**

Dated 4-24-12

**The Paseos at Magnolia, LLC,
a California limited liability company**

Christopher J. Felix
Christopher J. Felix, President *SNB*

State of California

County of Orange } ss

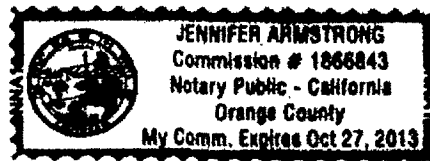
On April 24, 2012, before me, Jennifer Armstrong,
notary public, personally appeared, Christopher J. Felix

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.

Jennifer Armstrong
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 5-23-12

CITY OF RIVERSIDE

By: 
David Welch, Real Property Services Manager


SUPERVISING DEPUTY CITY ATTORNEY



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EXHIBIT "A"

LEGAL DESCRIPTION

THAT PORTION OF PARCEL 2 OF PARCEL MAP ON FILE IN BOOK 5 OF PARCEL MAPS AT PAGE 49 THEREOF, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, LYING WITHIN PARCEL A, AS SHOWN ON LOT CONSOLIDATION NO. P07-0470, RECORDED OCTOBER 23, 2009, FILED AS DOCUMENT NO. 2009-0549218, FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

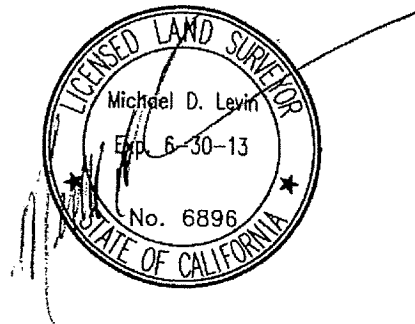
COMMENCING AT THE CENTERLINE INTERSECTION OF MAGNOLIA AVENUE AND FILLMORE STREET; THENCE, SOUTHWESTERLY ALONG THE CENTERLINE OF MAGNOLIA AVENUE, SOUTH 56°22'43" WEST A DISTANCE OF 601.23 FEET; THENCE, LEAVING SAID CENTERLINE, SOUTH 33°37'17" EAST, A DISTANCE OF 72.00 FEET, TO A POINT ON A LINE THAT IS PARALLEL WITH AND 72.00 FEET PERPENDICULAR TO THE CENTERLINE OF MAGNOLIA AVENUE, SAID POINT IS ALSO THE **TRUE POINT OF BEGINNING**; THENCE, ALONG SAID PARALLEL LINE SOUTH 56°22'43" WEST A DISTANCE OF 96.00 FEET; THENCE, LEAVING SAID LINE, SOUTH 33°37'17" EAST, A DISTANCE OF 7.00 FEET; THENCE, NORTH 56°22'43" EAST A DISTANCE OF 96.00 FEET; THENCE NORTH 33°37'17" WEST, A DISTANCE OF 7.00 FEET TO SAID PARALLEL LINE AND **TRUE POINT OF BEGINNING**.

SAID PARCEL OF LAND CONTAINS 673 SQUARE FEET.

DESCRIPTION APPROVAL:

BY: [Signature] 4/10/12
DATE

FOR: MARK S. BROWN
CITY SURVEYOR



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[Handwritten initials]

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POINT OF COMMENCEMENT

FILLMORE STREET

NOT A PART
APN 132-020-033

MAGNOLIA AVENUE

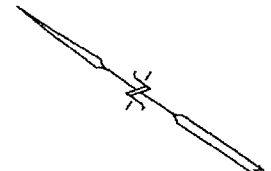
66'
6'
72'

TRUE POINT
OF BEGINNING

DOC. NO. 2009-0549218
LOT CONSOLIDATION
NO. P07-0470
APN 132-020-045

DETAIL
SEE SHEET 2

STATE HIGHWAY 91



SCALE: 1"=200'
0 50 100 200



REF.: PM5/49

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

EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE (760) 745-8118



Handwritten initials or mark.

POINT OF COMMENCEMENT

FILLMORE STREET

LINE TABLE

NO.	BEARING	LENGTH
L1	S33°37'17"E	72.00'
L2	S56°22'43"W	96.00'
L3	S33°37'17"E	7.00'
L4	N56°22'43"E	96.00'
L5	N33°37'17"W	7.00'

S56°22'43"W 601.23'

MAGNOLIA AVENUE

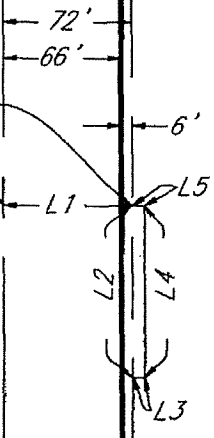
NOT A PART
APN 132-020-033

DOC. NO. 2009-0549218
LOT CONSOLIDATION
NO. P07-0470

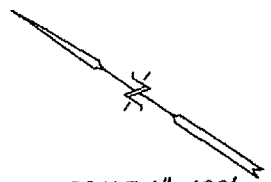
APN 132-020-045

SIDEWALK FACILITIES EASEMENT
673 ±SQ/FT.

TRUE POINT
OF BEGINNING

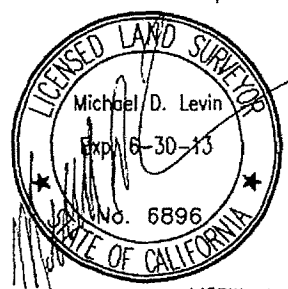
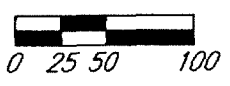


REF.: PM5/49



SCALE: 1"=100'

EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE (760) 745-8118



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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
Supervising Deputy City Attorney

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Date: 5/23/12

Signature: Angela Hill

Print Name: Angela Hill