

When recorded mail to:

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

DOC # 2012-0238757

05/23/2012 04:30P 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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			7						
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NPHG CC						T:	CTY	UNI	512

FOR RECORDER'S OFFICE USE ONLY

Project: PW11-0614
Por. APN: 132-020-045
Address: 11500 Magnolia Ave.

D- 16796



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged **The Paseos at Magnolia, LLC, a California limited liability company** as Grantor(s), grant(s) 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 **Sanitary Sewer 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
Sanitary Sewer Facilities.

2/12

Date: April 6, 2012

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

Christopher J. Felix
Christopher J. Felix, President

State of California
County of Orange } ss

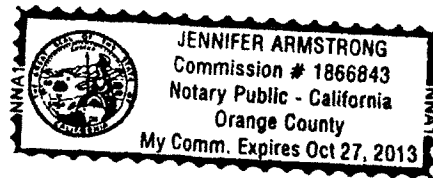
On April 4, 2012, before me, Jennifer Armstrong,
notary public, personally appeared, Christopher J. Felix

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

APPROVED AS TO FORM


SUPERVISING DEPUTY CITY ATTORNEY



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EXHIBIT "A"

LEGAL DESCRIPTION

BEING 20.00 FOOT WIDE STRIPS OF LAND LYING WITHIN 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, BEING 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, THE CENTERLINE OF SAID STRIPS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

COMMENCING AT THE CENTERLINE INTERSECTION OF MAGNOLIA AVENUE AND FILLMORE STREET AS SHOWN ON SAID LOT CONSOLIDATION NO. P07-0470; THENCE ALONG THE CENTERLINE OF MAGNOLIA AVENUE SOUTH 56°22'43" WEST A DISTANCE OF 665.23 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 33°37'17" EAST A DISTANCE OF 72.00 FEET TO A POINT LYING 72.00 FEET SOUTHEASTERLY OF SAID CENTERLINE, MEASURED AT RIGHT ANGLES, SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING SOUTH 33°37'56" WEST A DISTANCE OF 130.55 FEET TO A POINT HENCEFORTH REFERRED TO AS POINT "A"; THENCE NORTH 56°22'04" EAST A DISTANCE OF 152.37 FEET TO A POINT HENCEFORTH REFERRED TO AS POINT "B"; THENCE CONTINUING NORTH 56°22'04" EAST A DISTANCE OF 184.83 FEET; THENCE SOUTH 33°37'56" EAST A DISTANCE OF 416.67 FEET TO THE END THEREOF.

THE SIDELINES OF SAID STRIP OF LAND 20.00 FEET IN WIDTH SHALL BE PROLONGED OR SHORTENED TO TERMINATE IN A LINE PARALLEL WITH AND DISTANT 72.00 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID MAGNOLIA AVENUE.

SAID PARCEL OF LAND CONTAINS 17,688.50 SQUARE FEET.



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PARCEL B

BEGINNING AT SAID POINT "A", AS DESCRIBED IN SAID PARCEL A; THENCE SOUTH 56°22'04" WEST A DISTANCE OF 193.90 FEET TO THE END THEREOF.

EXCEPTING ANY PORTION LYING WITHIN PARCEL A.

SAID PARCEL OF LAND CONTAINS 3,678.10 SQUARE FEET.

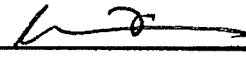
PARCEL C

BEGINNING AT SAID POINT "B", AS DESCRIBED IN SAID PARCEL A; THENCE SOUTH 33°37'56" EAST A DISTANCE OF 181.42 FEET TO THE END THEREOF.

EXCEPTING ANY PORTION LYING WITHIN PARCEL A.

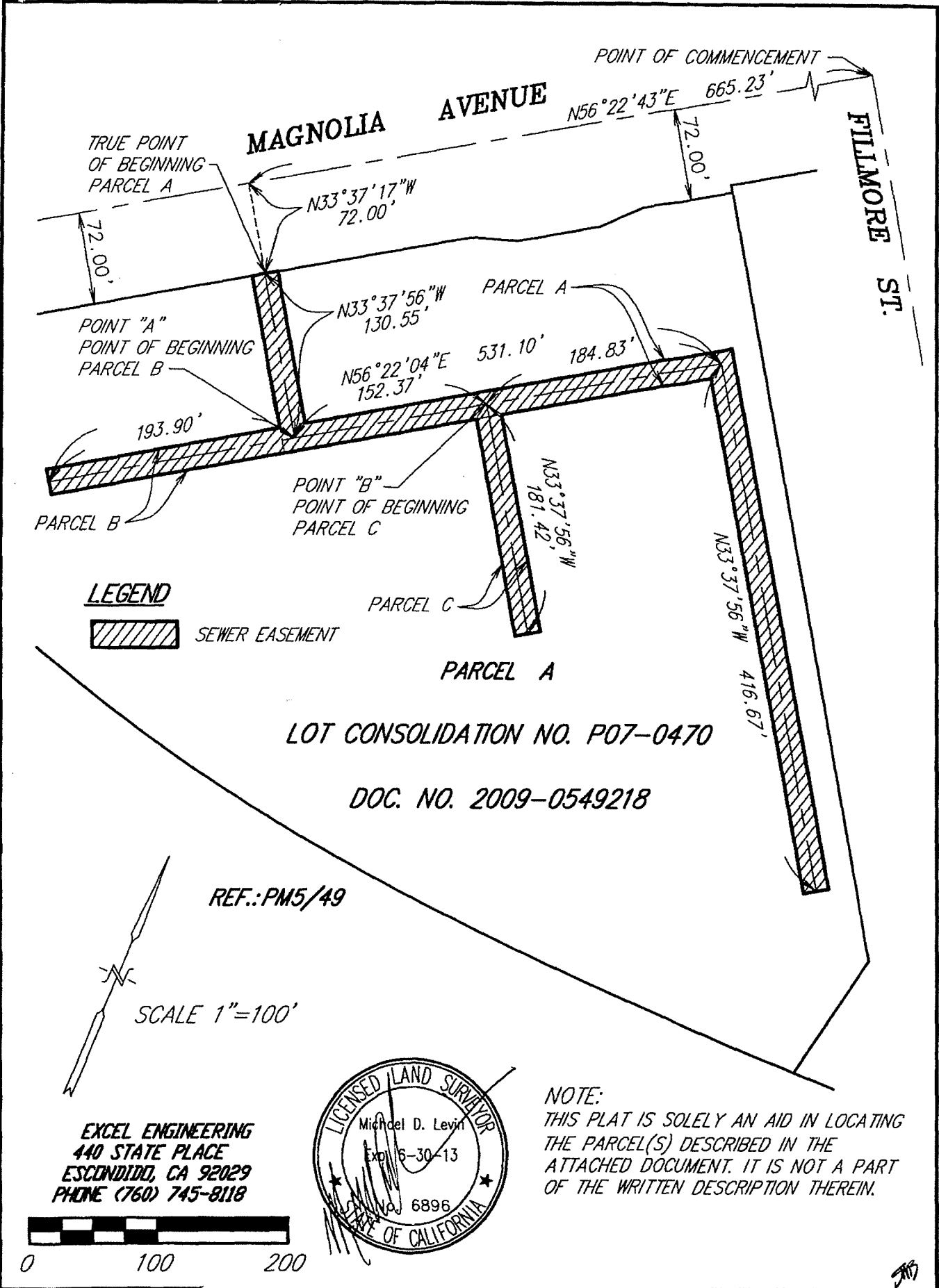
SAID PARCELS OF LAND CONTAINS 3,428.33 SQUARE FEET.

DESCRIPTION APPROVAL:

BY:  3/27/12
DATE

FOR: MARK S. BROWN
CITY SURVEYOR



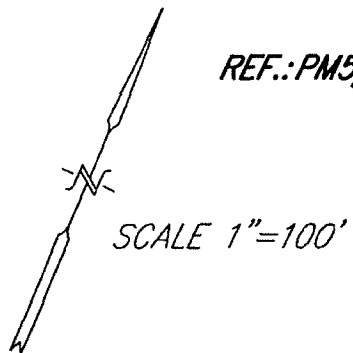


LEGEND

 SEWER EASEMENT

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

REF.: PM5/49



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



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.



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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