

When recorded mail to:

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

DOC # 2013-0376736

08/02/2013 02:33P Fee:NC

Page 1 of 5

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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Project: Lancer Plaza - CBU
Por. APN: 231-080-016
Address: 3542 Adams St.

D- 16915



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged **CALIFORNIA BAPTIST UNIVERSITY**, a California non-profit 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 **WATERLINE 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
WATERLINE FACILITIES.

Dated _____

**CALIFORNIA BAPTIST UNIVERSITY,
a California non-profit corporation**

By: _____

By: Mark Howe

Print Name: _____

Print Name: MARK HOWE

Title: _____

Title: VICE PRESIDENT, FINANCE & ADMIN.

State of California

County of Riverside } ss

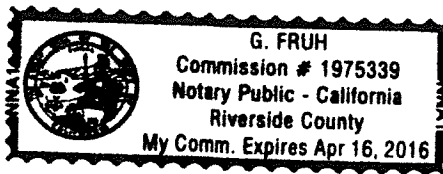
On July 18, 2013, before me, G. Fruh,
notary public, personally appeared, Mark Howe

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.

G. Fruh
Notary Signature

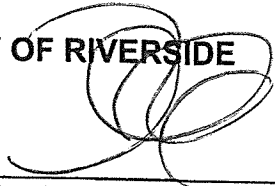





**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

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 7-29-13

CITY OF RIVERSIDE

By: _____
David Welch
Real Property Services Manager

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE



City Attorney

EXHIBIT "A"
WATERLINE EASEMENT

A portion of Parcel 2 as shown by Parcel Map on file in Book 37, Pages 46 through 47, of Parcel Maps, records of Riverside County, State of California, within the City of Riverside, State of California, said portion more particularly described as follows:

COMMENCING at the most Easterly corner of said Parcel 2, said corner being on the Northeasterly line of that certain parcel of land conveyed to the City of Riverside by Deed recorded February 10, 1989 as Instrument No. 44037, of Official Records of said County;

THENCE along the Southeasterly line of said Parcel 2 to a point on the Southwesterly line of said parcel of land per said Instrument No. 44037;

THENCE along said Southwesterly line, North 34°00'30" West, a distance of 8.31 feet to the **TRUE POINT OF BEGINNING**;

THENCE continuing along said Southwesterly line, North 34°00'30" West, a distance of 27.00 feet;

THENCE South 55°59'30" West at right angles to said Southwesterly line, a distance of 25.50 feet;

THENCE South 34°00'30" East parallel with said Southwesterly line, a distance of 27.00 feet;

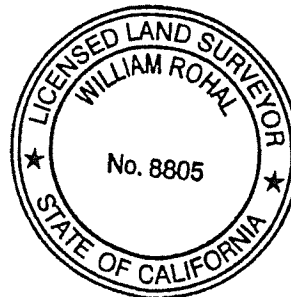
THENCE North 55°59'30" East at right angles to said Southwesterly line, a distance of 25.50 feet to the **TRUE POINT OF BEGINNING**.

Containing 689 sq. ft., more or less.

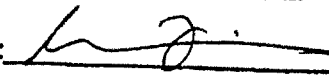


William Rohal L.S. 8805
Exp. Date 12/31/2014

7-8-2013
Date



DESCRIPTION APPROVAL:

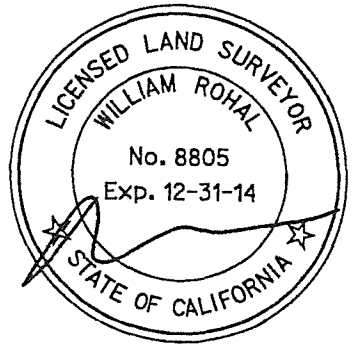
BY:  7/11/13 DATE
FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

G:\15620\15620afSurvey\Legals\15620af Waterline Easement.doc





NAME	LINE TABLE DIRECTION	LENGTH
L1	N 34° 00' 30" W	27.00'
L2	N 55° 59' 30" E	25.50'
L3	N 34° 00' 30" W	27.00'
L4	N 55° 59' 30" E	25.50'
L5	N 34° 00' 30" W	39.68'
L6	N 55° 59' 30" E	16.00'
L7	N 34° 00' 30" W	8.31'



PAR. 1

INST. NO. 44037
REC. 2-10-1989

LANDS OF RIVERSIDE LAND
& IRRIGATING COMPANY
BK. 1, PG. 72, S.B.
BLOCK 23

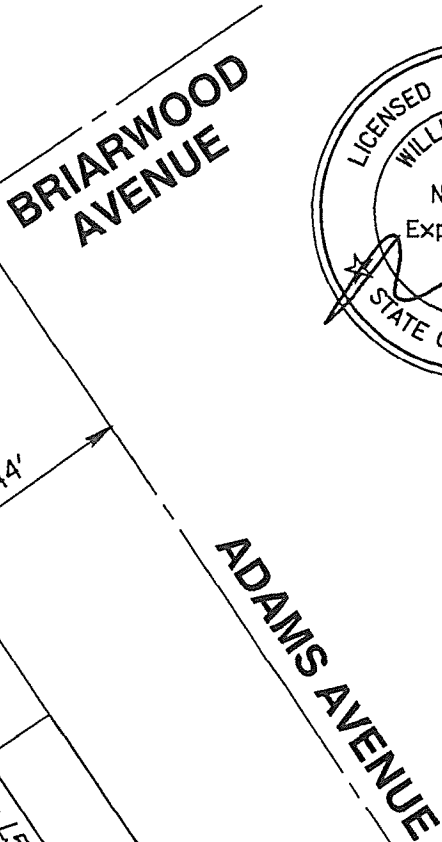
NORTHWESTERLY
LINE OF PAR. 2

PAR. 2

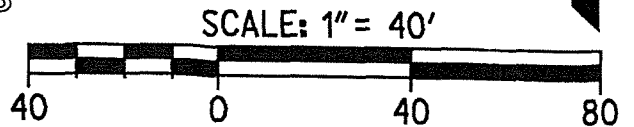
SOUTHEASTERLY
LINE OF PAR. 2

P.M. 37 / 46 - 47

PAR. 3



POC
EASTERLY
CORNER
PARCEL 2
PM 37/46-47



CITY OF RIVERSIDE

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.



1770 IOWA AVENUE - SUITE 100
RIVERSIDE, CA 92507
951.782.0707
(FAX)951.782.0723

rickengineering.com

San Diego - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

WATERLINE EASEMENT

10915

SCALE: 1"=40'

DATE: MAY 29, 2013