

2019-0320425

08/21/2019 08:33 AM Fee: \$ 0.00

Page 1 of 5

Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



248

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)

Project: P19-0081

POR. A.P.N. 217-140-030 & 036

Address: 4800 Palm Avenue

FOR RECORDER'S OFFICE USE ONLY

D -

17545

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**INVISION PALM, 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 **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 8/13/2019

**INVISION PALM, LLC,**  
a California limited liability company

By: [Signature]

By: \_\_\_\_\_

Print Name: MOHAMAD YOUNES

Print Name: \_\_\_\_\_

Title: AUTHORIZED SIGNATORY

Title: \_\_\_\_\_

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Riverside } ss

On August 13, 2019, before me, George Ramos, Notary Public,  
notary public, personally appeared, Mohamad Younes

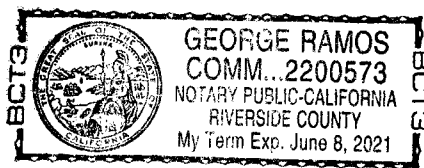
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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.

[Signature]

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. 23439 of said City Council adopted May 14th, 2019, and the grantee consents to recordation thereof by its duly authorized officer.

DATED August 20, 2019

**CITY OF RIVERSIDE**

By: \_\_\_\_\_

  
David Welch  
Community & Economic  
Development Director

**APPROVED AS TO FORM:**

BY: 

**ASSISTANT CITY ATTORNEY**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**STORM DRAIN EASEMENT**

A portion of Parcel A as shown on City of Riverside Certificate of Compliance for Lot Merger number LL-19-0081, recorded April 3, 2019 as Instrument number 2019-0112244, in the office of the County Recorder, County of Riverside, State of California described as follows:

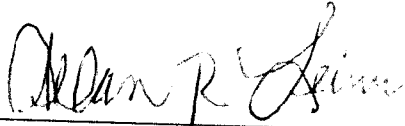
A strip of land 15.00 feet Wide, lying 7.50 feet on each side of, as measured at right angles to and parallel with the following described centerline:

**COMMENCING** at the Southwesterly corner of said Parcel A, said corner also being on the Southeasterly line of Palm Avenue;  
THENCE along said Southeasterly line of Palm Avenue, NORTH 48°07'15" EAST a distance of 134.05 feet;  
THENCE leaving said Southeasterly line of Palm Avenue, SOUTH 41°52'45" EAST a distance of 0.90 feet to the **TRUE POINT OF BEGINNING**;  
THENCE NORTH 48°07'15" EAST a distance of 69.03 feet to the beginning of a tangent 45.00 foot radius curve concave Southeasterly, a radial line bears SOUTH 41°52'45" EAST;  
THENCE Northeasterly along the arc of said curve 55.80 feet through a central angle of 71°03'06";  
THENCE along a tangent to said curve SOUTH 60°49'39" EAST a distance of 160.42 feet to the beginning of a tangent 45.00 foot radius curve concave Southwesterly, a radial line bears SOUTH 29°10'21" WEST;  
THENCE Southeasterly along the arc of said curve 57.15 feet through a central angle of 72°46'01" to the beginning of a tangent 45.00 foot radius reversing curve concave Northeasterly, a radial line bears SOUTH 78°03'38" EAST;  
THENCE Southeasterly along the arc of said curve 57.33 feet through a central angle of 72°59'22";  
THENCE along a tangent to said curve SOUTH 61°03'00" EAST a distance of 22.45 feet;  
THENCE SOUTH 43°24'00" EAST a distance of 10.91 feet to the **POINT OF TERMINATION**.

The sidelines of the above described strip shall be lengthened or shortened so as to terminate Easterly of the Westerly line of said Parcel A and Westerly of the Easterly line of said Parcel A.

Containing 5,955.6 square feet, more or less.

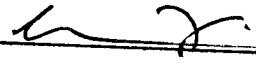
This legal description has been prepared by me, or under my direction, in conformance with the professional land surveyor's act.



Allan R. Levin, RCE



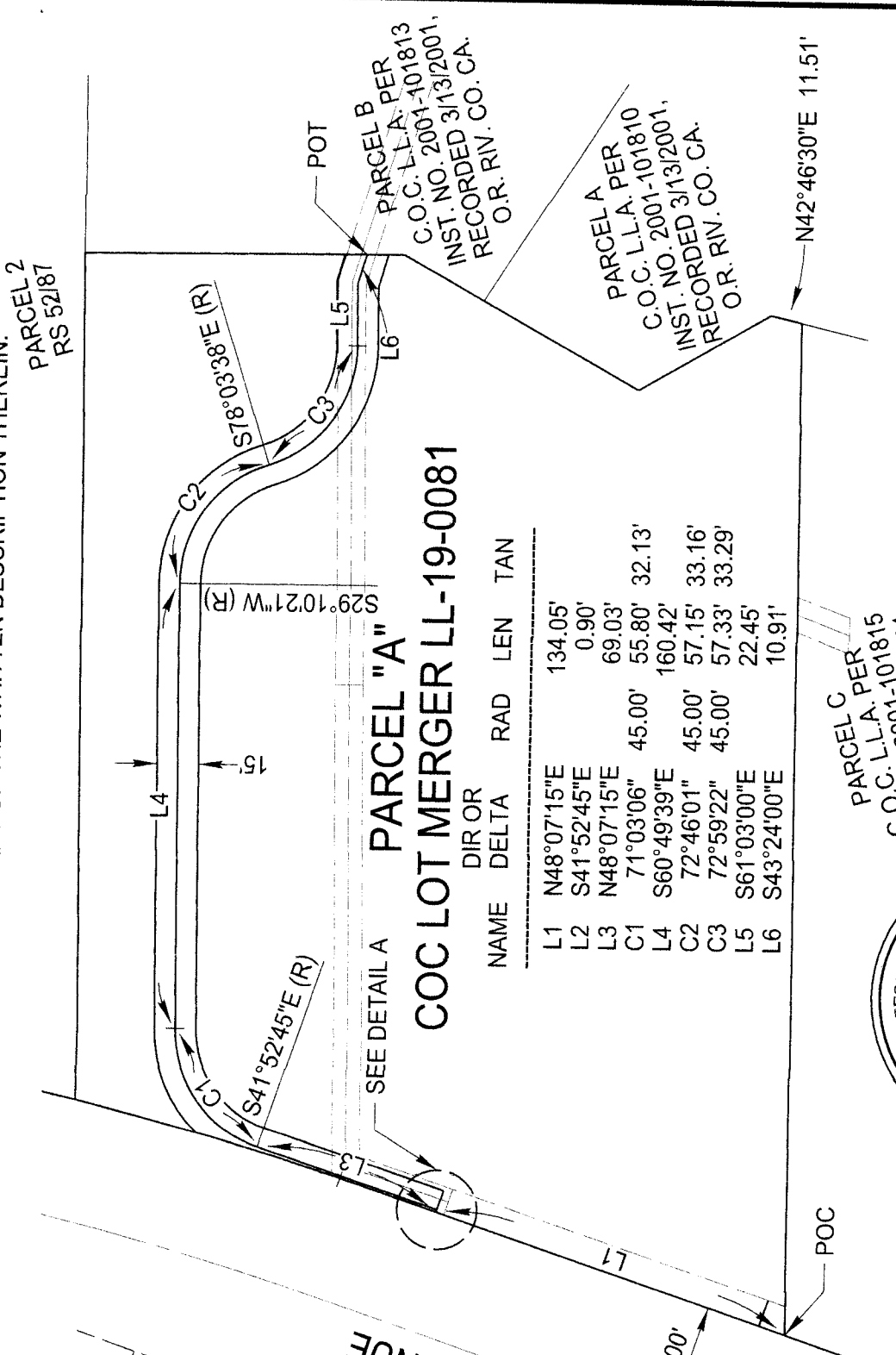
DESCRIPTION APPROVAL:

BY:  8/12/19  
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

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

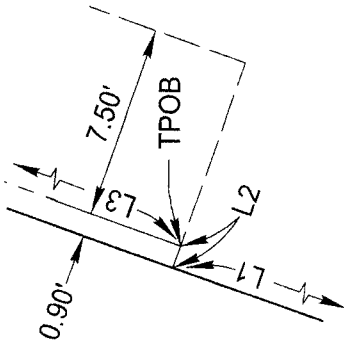
PARCEL 2  
RS 52187



SEE DETAIL A  
**PARCEL "A"**  
**COC LOT MERGER LL-19-0081**

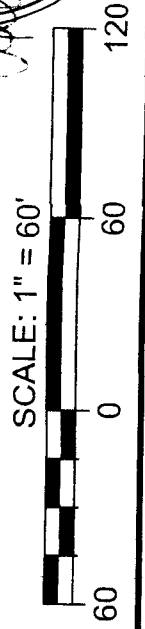
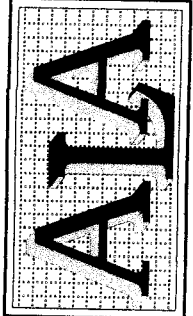
NAME	DIR OR	DELTA	RAD	LEN	TAN
L1	N48°07'15"E			134.05'	
L2	S41°52'45"E			0.90'	
L3	N48°07'15"E			69.03'	
C1	71°03'06"		45.00'	55.80'	32.13'
L4	S60°49'39"E			160.42'	
C2	72°46'01"		45.00'	57.15'	33.16'
C3	72°59'22"		45.00'	57.33'	33.29'
L5	S61°03'00"E			22.45'	
L6	S43°24'00"E			10.91'	

**DETAIL A**



**PALM AVENUE**

**ALLAN LEVIN ASSOCIATES**  
Development & Construction Management



PARCEL C  
C.O.C. L.L.A. PER  
INST. NO. 2001-101815  
RECORDED 3/13/2001,  
O.R. RV. CO. CA.

PARCEL B  
C.O.C. L.L.A. PER  
INST. NO. 2001-101813  
RECORDED 3/13/2001,  
O.R. RV. CO. CA.

PARCEL A  
C.O.C. L.L.A. PER  
INST. NO. 2001-101810  
RECORDED 3/13/2001,  
O.R. RV. CO. CA.

76-768 BISHOP PLACE  
PALM DESERT, CA 92211  
760.345.0058  
alamagie@earthlink.net