

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)

2020-0053653

02/04/2020 02:34 PM Fee: \$ 0.00

Page 1 of 5

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



6080

FOR RECORDER'S OFFICE USE ONLY

Project: PW19-0744
APN's: Por. 249-140-018
Location: Rustin Ave. & Spruce St.

D - 17581

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **BLUE MOUNTAIN ONE, L.P.**, a **California Limited Partnership**, 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 **SIDEWALK**, 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 **SIDEWALK**.

BLUE MOUNTAIN ONE, L.P., a California Limited Partnership

JAN 9, 2020

Dated

Michael P. Burke

MICHAEL P. BURKE, Trustee of the Michael P. Burke and Kathleen M. Burke Trust No. 1 dated October 16, 1985

JAN 9, 2020

Dated

Daniel C. Burke

DANIEL C. BURKE, Trustee of the Daniel C. Burke and Michelle Ann Burke Trust No. 1 dated October 16, 1985

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 ORANGE } ss

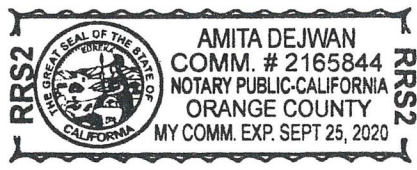
On JAN. 9, 2020, before me, AMITA DEJWAN, N,
notary public, personally appeared, MICHAEL P. BURKE AND DANIEL C. BURKE,

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 1-28-2020

CITY OF RIVERSIDE

By: 

David Welch
Community & Economic
Development Director

APPROVED AS TO FORM:

BY: 

ASSISTANT CITY ATTORNEY

EXHIBIT "A"

EASEMENT FOR SIDEWALK PURPOSES

PW19-0744

APN:249-140-028

ADDRESS:1049 SPRUCE STREET

Legal Description:

A PORTION OF PARCEL A OF CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR LOT MERGER, LL-P19-0021, RECORDED JULY 25, 2019 AS DOCUMENT NUMBER 2019-0278099 OF OFFICIAL RECORDS, LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL A, POINT BEING ON THE EASTERLY LINE OF RUSTIN AVENUE, HAVING A HALF WIDTH OF 33.00 FEET; THENCE SOUTH 00°07'30" EAST ALONG SAID EAST LINE OF RUSTIN AVENUE A DISTANCE OF 33.63 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 41°50'37" EAST A DISTANCE OF 6.01 FEET TO A LINE 37 FEET EASTERLY AND PARALLEL TO THE CENTERLINE OF RUSTIN AVENUE; THENCE SOUTH 00°07'30" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 74.15 FEET; THENCE SOUTH 23°30'44" WEST A DISTANCE OF 9.98 FEET TO A POINT ON THE EAST LINE OF RUSTIN AVENUE; THENCE NORTH 00°07'30" WEST ALONG SAID EAST LINE A DISTANCE OF 87.77 FEET TO THE **TRUE POINT OF BEGINNING**.


DEDICATION AREA = 324 SF

SEE EXHIBIT FOR A PLAT DEPICTING THE ABOVE DESCRIBED PROPERTY.



Prepared By:


GOODMAN & ASSOCIATES


Douglas L. Goodman

RCE 28500

1/7/2020
Date

DESCRIPTION APPROVAL:

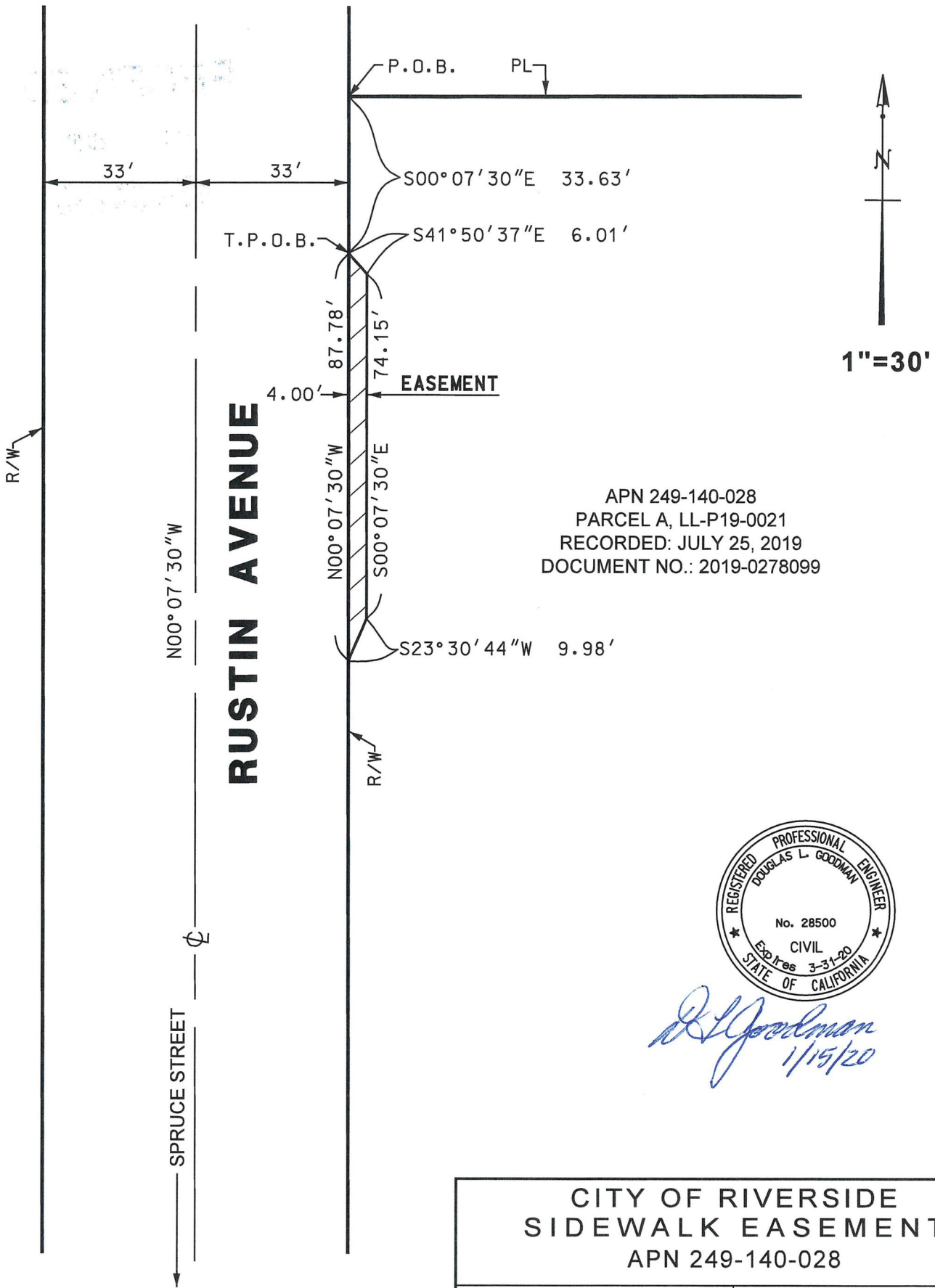
BY:  1/15/2020
DATE

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

Sheet 1 of 1

D17581 P4

EXHIBIT



APN 249-140-028
PARCEL A, LL-P19-0021
RECORDED: JULY 25, 2019
DOCUMENT NO.: 2019-0278099



D. L. Goodman
1/15/20

CITY OF RIVERSIDE
SIDEWALK EASEMENT
APN 249-140-028

DATE: JANUARY 2020

SCALE: 1"=30'