

CHICAGO TITLE COMPANY

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)

Electronically Recorded in Official Records, County of San Bernardino

4/01/2014
03:10 PM
ALS



DENNIS DRAEGER
ASSESSOR - RECORDER - CLERK
629 Chicago Title Company

Doc #: 2014-0115199



Titles: 1 Pages: 9

Fees	.00
Taxes	.00
Other	.00
PAID	.00

FOR RECORDER'S OFFICE USE ONLY

Project: Waterline Easement
Tippecanoe & Palm Meadows
POR, A.P.N. 0280-251-65 and 0280-251-67

0- 17019

EASEMENT

31021-01

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POR. A.P.N. 0280-251-65 and 0280-251-67

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NON-EXCLUSIVE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **GEORGE CARSON 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, a non-exclusive easement and right-of-way ("Easement") 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 as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of San Bernardino, County of San Bernardino, State of California (the "Property


TOGETHER WITH the right to clear and keep clear said Easement from any aboveground structures or trees that interfere with Grantee's permitted use of the Easement as described herein, to enter upon and to pass and repass over and along the Property, and to deposit such 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 where ever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said waterline facilities.

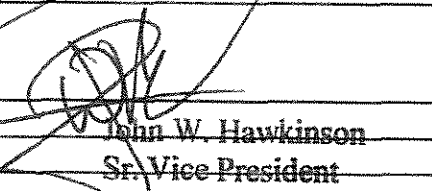
Grantor reserves for itself, and its successors and/or assigns, (x) the right to install ground cover on the Property and (y) the right to cross said Easement for all purposes that do not unreasonably

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14840-X23

interfere with Grantee's rights granted herein, including but not limited to placement of underground utilities and pertinent access thereto as may be required for the development of the Property, along with any necessary appurtenances thereto.

GEORGE CARSON LLC,
a California limited liability company

By: 
Name: Todd L. Burnight
Title: Sr. Vice President


By: 
Name: John W. Hawkinson
Title: Sr. Vice President

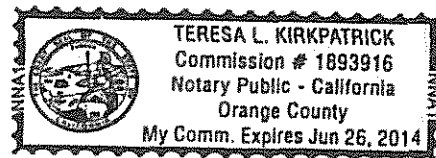
STATE OF CALIFORNIA)
) SS:
COUNTY OF ORANGE)

On March 13, 2014 before me, Teresa L., Kirkpatrick, Notary Public ~~in and for said state,~~ personally appeared Todd L. Burnight & John W. Hawkinson 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.

 (SEAL)



STATE OF CALIFORNIA

COUNTY OF _____ }

On _____, 20 __, before me, _____, Notary

Public, personally appeared _____
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.

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, 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 3-28-14

CITY OF RIVERSIDE

By: _____


David Welch
Real Property Services Manager

APPROVED AS TO FORM



DEPUTY CITY ATTORNEY

EXHIBIT "A"
NON-EXCLUSIVE EASEMENT

LEGAL DESCRIPTION

THOSE PORTIONS OF PARCEL 7 OF PARCEL MAP NO. 17887, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 237, PAGES 66 THROUGH 73, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

COMMENCING AT THE MOST SOUTHEASTERLY CORNER OF SAID PARCEL 7;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 7, NORTH 17° 03' 20" WEST, 46.20 FEET, SAID NORTHEASTERLY LINE SHOWN ON THE MAP OF SAID PARCEL MAP NO. 17887 AS HAVING A BEARING OF NORTH 17° 03' 20" WEST AND A DISTANCE OF 390.50 FEET;

THENCE AT RIGHT ANGLES TO SAID NORTHEASTERLY LINE, SOUTH 72° 56' 40" WEST 8.50 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THAT CERTAIN 20.00 FOOT WIDE EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES IN FAVOR OF CITY OF SAN BERNARDINO AS DEDICATED AND ACCEPTED ON THE MAP OF SAID PARCEL MAP NO. 17887, SAID POINT BEING THE **POINT OF BEGINNING**.

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THAT CERTAIN 20.00 FOOT WIDE EASEMENT, SOUTH 17° 03' 20" EAST 35.07 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 36.00 FEET;

THENCE SOUTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 16° 54' 00" AN ARC LENGTH OF 10.62 FEET TO A POINT IN THE MOST SOUTHEASTERLY LINE OF SAID PARCEL 7, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 6651.26 FEET, SAID NON-TANGENT CURVE BEING IN THE MOST SOUTHEASTERLY LINE OF SAID PARCEL 7, A RADIAL LINE TO SAID POINT ON SAID CURVE BEARS NORTH 13° 17' 44" WEST;

THENCE SOUTHWESTERLY TO THE LEFT ALONG SAID NON-TANGENT CURVE AND SAID MOST SOUTHEASTERLY LINE OF PARCEL 7, THROUGH A CENTRAL ANGLE OF 00° 17' 16", AN ARC LENGTH OF 33.41 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT SOUTHWESTERLY 43.40 FEET MEASURED AT RIGHT ANGLES FROM SAID NORTHEASTERLY LINE OF PARCEL 7, SAID POINT HEREINAFTER REFERRED TO AS "**POINT A**";

THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE NORTH 17° 03' 20" WEST 15.03 FEET;

THENCE NORTH 27° 56' 40" EAST 40.16 FEET TO THE INTERSECTION OF A LINE THAT IS PERPENDICULAR TO SAID NORTHEASTERLY LINE OF PARCEL 7 AND WHICH PASSES THROUGH THE POINT OF BEGINNING;

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EXHIBIT "A"
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THENCE NORTHEASTERLY ALONG SAID PERPENDICULAR LINE, NORTH 72° 56' 40" EAST 6.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 1,145 SQUARE FEET OR 0.030 ACRES MORE OR LESS.

PARCEL NO. 2:

BEING A STRIP OF LAND, 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT "POINT A" DESCRIBED HEREINABOVE;

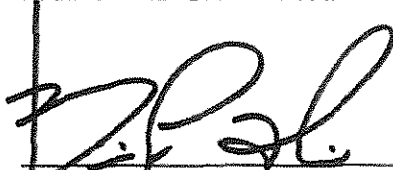
THENCE SOUTHWESTERLY TO THE LEFT, ALONG THE MOST SOUTHEASTERLY LINE OF SAID PARCEL 7, THROUGH A CENTRAL ANGLE OF 5° 22' 00", AN ARC LENGTH OF 623.01 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 18° 57' 01" WEST 15.00 FEET TO A CURVE CONCENTRIC WITH AND DISTANT NORTHWESTERLY 15.00 FEET, AS MEASURED RADIALLY, FROM SAID MOST SOUTHEASTERLY LINE OF PARCEL 7, AND THE **END** OF SAID CENTERLINE DESCRIPTION.

THE SIDELINES OF SAID 10.00 FOOT WIDE STRIP SHALL BE PROLONGED OR SHORTENED AS TO TERMINATE NORTHWESTERLY IN SAID CONCENTRIC CURVE AND SHALL BE PROLONGED OR SHORTENED AS TO TERMINATE SOUTHEASTERLY IN SAID MOST SOUTHEASTERLY LINE OF PARCEL 7.

CONTAINING: 150 SQUARE FEET OR 0.003 ACRES MORE OR LESS.

PREPARED UNDER THE DIRECTION OF:



BRIAN L. THIENES
P.L.S. No. 5750
REG. EXP. 12/31/15

3/27/14

DATE



DESCRIPTION APPROVAL:

BY: 

3/28/2014

DATE

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

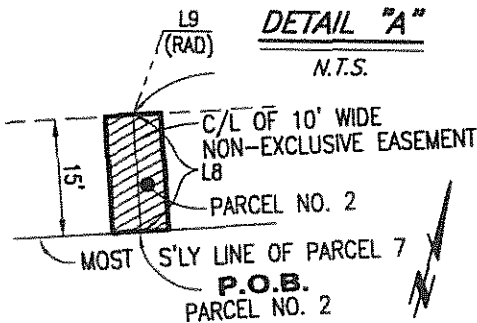
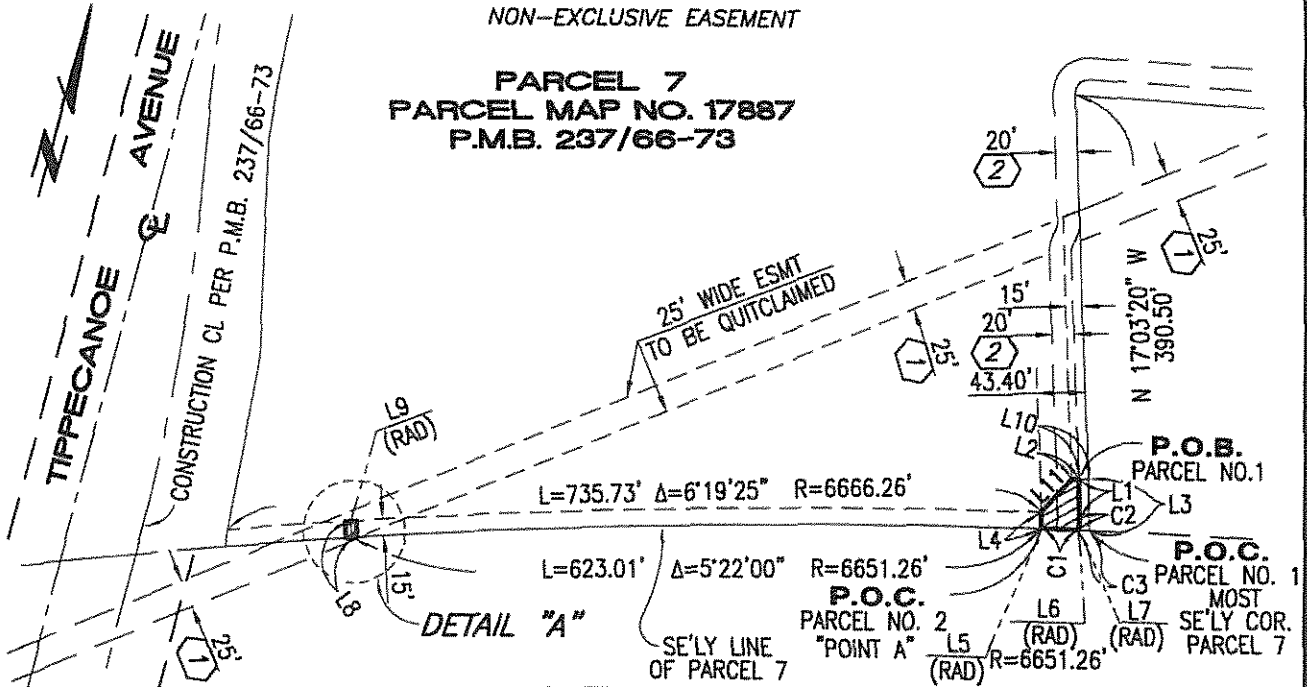
17018

SCALE: 1" = 150'

EXHIBIT "A"
NON-EXCLUSIVE EASEMENT

SHEET 3 OF 3

PARCEL 7
PARCEL MAP NO. 17887
P.M.B. 237/66-73



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 17°03'20" W	35.07'
L2	N 72°56'40" E	6.50'
L3	N 17°03'20" W	46.20'
L4	N 17°03'20" W	15.03'
L5	N 13°35'00" W	(RAD)

LINE TABLE		
LINE #	BEARING	LENGTH
L6	N 13°17'44" W	(RAD)
L7	N 89°50'40" E	(RAD)
L8	N 18°57'01" W	15.00'
L9	N 18°57'01" W	(RAD)
L10	S 72°56'40" W	8.50'
L11	N 27°56'40" E	40.16'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	0°17'16"	6651.26'	33.41'
C2	16°54'00"	36.00'	10.62'
C3	0°05'12"	6651.26'	10.07'

EASEMENT NOTE:

- ① INDICATES 25' WIDE EASEMENT OF THE CITY OF RIVERSIDE, REC. JUNE 25, 1937 IN BOOK 1212, PAGE 361, O.R.
- ② INDICATES 20' WIDE EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES, DEDICATED TO THE CITY OF SAN BERNARDINO, PER P.M. 237/66-73.

LEGEND:

INDICATES NON-EXCLUSIVE EASEMENTS CONTAINS: 1,295 SQ. FT. 0.030 AC. ±

SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. DEC. 31, 2015

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Last Update: 3/26/14
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