

CHICAGO TITLE COMPANY

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

When recorded mail to:

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

Doc #: 2014-0115200

Titles: 1 Pages: 10



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

FREE RECORDING

This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code §6103)

FOR RECORDER'S OFFICE USE ONLY

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

D-17019

EASEMENT

61021-D

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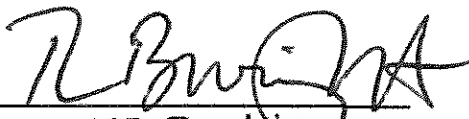
EXCLUSIVE EASEMENT


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, an 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 above-ground 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 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

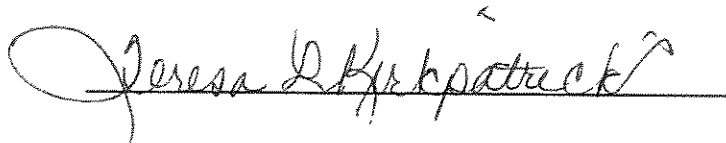
By: 
Name: John W. Hawkinson
Title: Sr. Vice President

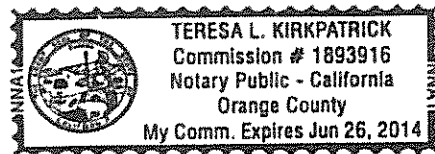
STATE OF CALIFORNIA)
) SS:
COUNTY OF ORANGE)

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)





**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~~
3-28-14

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services Manager

APPROVED AS TO FORM

DEPUTY CITY ATTORNEY

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

EXHIBIT "A"

EXCLUSIVE EASEMENT

LEGAL DESCRIPTION

TWO (2) STRIPS OF LAND SITUATED WITHIN 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:

STRIP NO. 1:

BEING A STRIP OF LAND, 15.00 FEET IN WIDTH, THE SOUTHEASTERLY LINE OF SAID STRIP OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF SAID PARCEL 7, SAID CORNER ALSO BEING IN THE MOST SOUTHEASTERLY LINE OF SAID PARCEL 7, SAID MOST SOUTHEASTERLY LINE BEING A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 6651.26 FEET, A RADIAL LINE TO SAID CORNER BEARS NORTH 13° 12' 32" WEST;

THENCE SOUTHWESTERLY TO THE LEFT ALONG SAID MOST SOUTHEASTERLY LINE OF PARCEL 7, THROUGH A CENTRAL ANGLE OF 0° 05' 12", AN ARC LENGTH OF 10.07 FEET TO 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 AND **END** OF THIS LINE DESCRIPTION.

EXCEPTING THEREFROM THAT ANY PORTION LYING WESTERLY OF SAID NORTHEASTERLY LINE OF SAID 20.00 FOOT WIDE EASEMENT.

THE SIDELINES OF SAID 15.00 FOOT WIDE STRIP OF LAND SHALL BE PROLONGED OR SHORTENED AS TO TERMINATE SOUTHWESTERLY IN SAID NORTHEASTERLY LINE OF SAID CERTAIN 20.00 FOOT WIDE EASEMENT AND SHALL BE PROLONGED OR SHORTENED AS TO TERMINATE NORTHEASTERLY IN THE NORTHEASTERLY LINE OF SAID PARCEL 7, 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.

CONTAINING: 133 SQUARE FEET OR 0.003 ACRES MORE OR LESS.

STRIP NO. 2:

BEING A STRIP OF LAND, 15.00 FEET IN WIDTH, THE SOUTHEASTERLY LINE OF SAID STRIP OF LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHEASTERLY CORNER OF SAID PARCEL 7, SAID CORNER ALSO BEING IN THE MOST SOUTHEASTERLY LINE OF SAID PARCEL 7, SAID MOST SOUTHEASTERLY LINE BEING A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 6651.26 FEET, A RADIAL LINE TO SAID CORNER BEARS NORTH 13° 12' 32" WEST;

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EXHIBIT "A"

EXCLUSIVE EASEMENT

THENCE SOUTHWESTERLY TO THE LEFT ALONG SAID MOST SOUTHEASTERLY LINE OF PARCEL 7, THROUGH A CENTRAL ANGLE OF 0° 22' 28", AN ARC LENGTH OF 43.48 FEET TO THE **POINT OF BEGINNING**, AND TO A LINE THAT IS PARALLEL WITH AND DISTANT SOUTHWESTERLY 43.40 FEET MEASURED AT RIGHT ANGLES FROM THE NORTHEASTERLY LINE OF SAID PARCEL 7, 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; SAID POINT OF BEGINNING HEREINAFTER REFERRED TO AS "**POINT A**";

THENCE CONTINUING SOUTHWESTERLY TO THE LEFT ALONG SAID MOST SOUTHEASTERLY LINE OF PARCEL 7, THROUGH A CENTRAL ANGLE OF 6° 22' 00", AN ARC LENGTH OF 739.07 FEET TO THE WESTERLY LINE OF SAID PARCEL 7 AND **END OF THIS LINE DESCRIPTION.**

THE SIDELINES OF SAID 15.00 FOOT WIDE STRIP SHALL BE PROLONGED OR SHORTENED AS TO TERMINATE NORTHEASTERLY IN SAID PARALLEL LINE, AND SHALL BE PROLONGED OR SHORTENED AS TO TERMINATE SOUTHWESTERLY IN SAID WESTERLY LINE;

EXCEPTING THEREFROM 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 SAID MOST SOUTHEASTERLY LINE OF PARCEL 7, THROUGH A CENTRAL ANGLE OF 5° 22' 00", AN ARC LENGTH OF 623.01 FEET TO THE **POINT OF BEGINNING** OF SAID 10.00 FOOT WIDE STRIP OF LAND.

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: 10,911 SQUARE FEET OR 0.250 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: K. Shat 3/28/2014
DATE

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

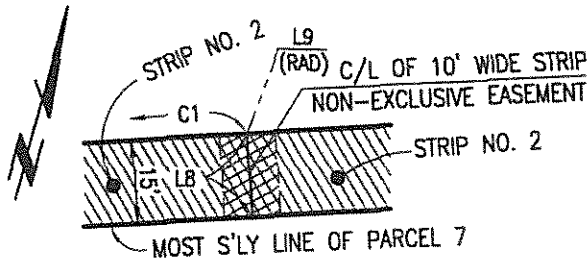
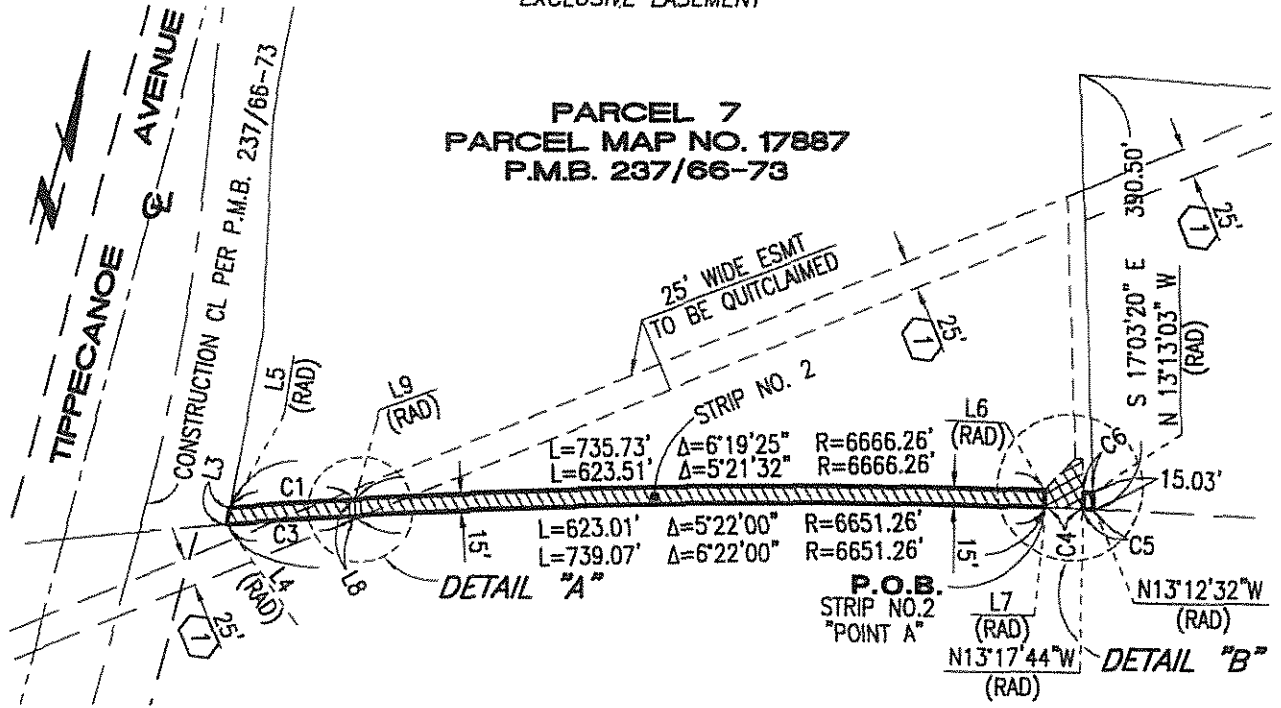
TD 17019

SCALE: 1" = 150'

EXHIBIT "A"

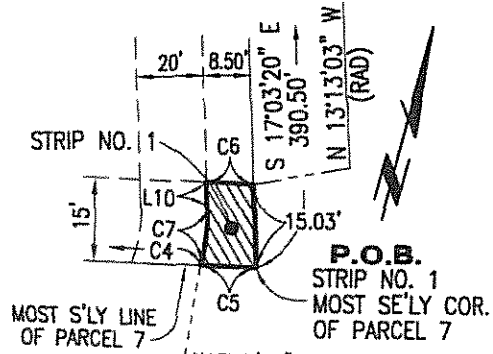
EXCLUSIVE EASEMENT

SHEET 3 OF 4



DETAIL "A"


N.T.S.




DETAIL "B"

N.T.S.

LEGEND:


 INDICATES EXCLUSIVE ACCESS EASEMENTS TO THE CITY OF RIVERSIDE. CONTAINING: 11,044 SQ. FT 0.253 AC. ±

 INDICATES NON-EXCLUSIVE ACCESS EASEMENTS TO THE CITY OF RIVERSIDE.

Last Update: 3/19/14
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Thienes Engineering, Inc.
 CIVIL ENGINEERING • LAND SURVEYING
 14349 FIRESTONE BOULEVARD
 LA MIRADA, CALIFORNIA 90638
 PH.(714)521-4811 FAX(714)521-4173

EASEMENT NOTE:

 INDICATES 25' WIDE EASEMENT OF THE CITY OF RIVERSIDE, REC. JUNE 25, 1937 IN BOOK 1212, PAGE 361, O.R.

NOTE:

SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES.

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EXHIBIT "A"

EXCLUSIVE EASEMENT

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 17°03'20" W	15.03'
L2	N 27°56'40" E	40.16'
L3	N 4°41'02" W	15.55'
L4	N 19°57'00" W	(RAD)
L5	N 19°54'53" W	(RAD)
L6	N 13°35'29" W	(RAD)
L7	N 13°35'00" W	(RAD)
L8	S 18°57'01" E	15.00'
L9	N 18°57'01" W	(RAD)
L10	N 17°03'20" E	4.46'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	0°57'52"	6666.26'	112.22'
C2	0°14'42"	6651.26'	28.45'
C3	0°59'59"	6651.26'	116.05'
C4	0°17'16"	6651.26'	33.41'
C5	0°05'12"	6651.26'	10.07'
C6	0°04'24"	6666.26'	8.52'
C7	16°54'00"	36.00'	10.62'

LEGEND:



INDICATES EXCLUSIVE ACCESS EASEMENTS TO THE CITY OF RIVERSIDE. CONTAINING: 11,044 SQ. FT 0.253 AC. ±



INDICATES NON-EXCLUSIVE ACCESS EASEMENTS TO THE CITY OF RIVERSIDE.

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SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

[Signature] 3/27/14
BRIAN L. THIENES DATE
P.L.S. NO. 5750
REG. EXP. DEC. 31, 2015

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