

CHICAGO TITLE COMPANY

Electronically Recorded in Official Records, County of San Bernardino

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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 #: **2014-0115541**

Titles: 1 Pages: 8



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

D- 17020

EASEMENT

02021-D

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

D-17020

ACCESS AND MAINTENANCE 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 perpetual, non-exclusive easement and right-of-way ("Easement") for surface access relating to the construction of waterline facilities, together with all necessary appurtenances, over, upon 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

This Easement allows Grantee the right to use the surface of the Property for the purpose of accessing, installing and maintaining its adjacent waterline facilities pursuant to that certain Exclusive Easement ~~dated February 1, 2014, and~~ recorded on *April 1*, 2014, as Instrument No. 2014-0115200 in the Official Records of San Bernardino County, California. Grantee is granted pedestrian and vehicular ingress and egress of its officers, agents and employees and persons under contract with Grantee and their respective officers, agents and employees in connection with the performance of such construction; the deposit of tools, equipment, machinery, and materials used in the performance of such construction, and for similar purposes, as necessary for the purpose of accessing, installing, and maintaining such waterline facilities. Following completion of access, installation or maintenance pursuant to the Easement granted

D-17020


14840-X23


herein, Grantee shall make all reasonable efforts to return the surface of the Property to its prior condition.

Grantor reserves for itself, and its successors and/or assigns, (x) the right to install groundcover, landscaping and paving 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 installation, maintenance and repair of underground utilities and access thereto as may be required for the development of the Property, along with any necessary appurtenances thereto.

Upon completion of the construction contemplated herein, Grantee promises to remove all debris, waste, brush and other materials deposited or placed upon the Property by Grantee or any officer, agent, employee, or contractor thereof. Grantee further promises to make all reasonable efforts not to disrupt the surface of the Property in its exercise of this Easement

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.

Teresa L. Kirkpatrick (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

CITY OF RIVERSIDE

By:  _____

David Welch
Real Property Services Manager

APPROVED AS TO FORM



DEPUTY CITY ATTORNEY

EXHIBIT "A"**ACCESS AND MAINTENANCE EASEMENT****LEGAL DESCRIPTION**

A STRIP OF LAND, 15.00 FEET IN WIDTH, SITUATED WITHIN THAT PORTION 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, THE SOUTHEASTERLY LINE OF SAID STRIP OF LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL 7;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL 7 NORTH 4° 41' 02" WEST 15.55 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 6666.26 FEET AND BEING CONCENTRIC WITH AND DISTANT NORTHWESTERLY 15.00 FEET, AS MEASURED RADially, FROM 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 POINT OF BEGINNING BEARS NORTH 19° 54' 53" WEST;

THENCE EASTERLY TO THE RIGHT ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 6° 19' 25" AN ARC LENGTH OF 735.73 FEET 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 SHOWN ON THE MAP OF SAID PARCEL MAP NO. 17887 AS HAVING BEARING OF NORTH 17° 03' 20" WEST AND A DISTANCE OF 390.50 FEET;

THENCE NORTH 27° 56' 40" EAST 40.16 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT SOUTHWESTERLY 15.00 FEET MEASURED AT RIGHT ANGLES FROM SAID NORTHEASTERLY LINE OF PARCEL 7 AND **END OF THIS LINE DESCRIPTION**.

THE SIDELINES OF SAID 15.00 FOOT WIDE STRIP OF LAND SHALL BE PROLONGED OR SHORTENED AS TO TERMINATE NORTHEASTERLY IN SAID LINE THAT IS PARALLEL WITH AND DISTANT SOUTHWESTERLY 15.00 FEET MEASURED AT RIGHT ANGLES FROM SAID NORTHEASTERLY LINE OF PARCEL 7, AND SHALL BE PROLONGED OR SHORTENED AS TO TERMINATE SOUTHWESTERLY IN THE WESTERLY LINE OF SAID PARCEL 7.

CONTAINING: 7,756 SQUARE FEET OR 0.178 ACRES MORE OR LESS

D-17020

EXHIBIT "A"

ACCESS AND MAINTENANCE EASEMENT

PREPARED UNDER THE DIRECTION OF:



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

3/27/14
DATE



DESCRIPTION APPROVAL:

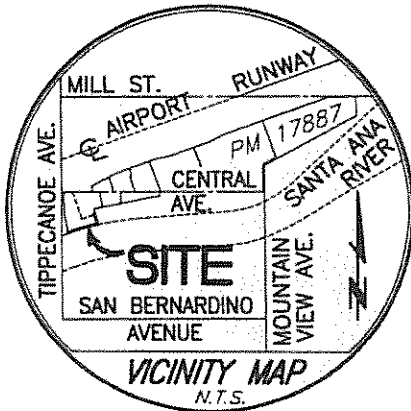
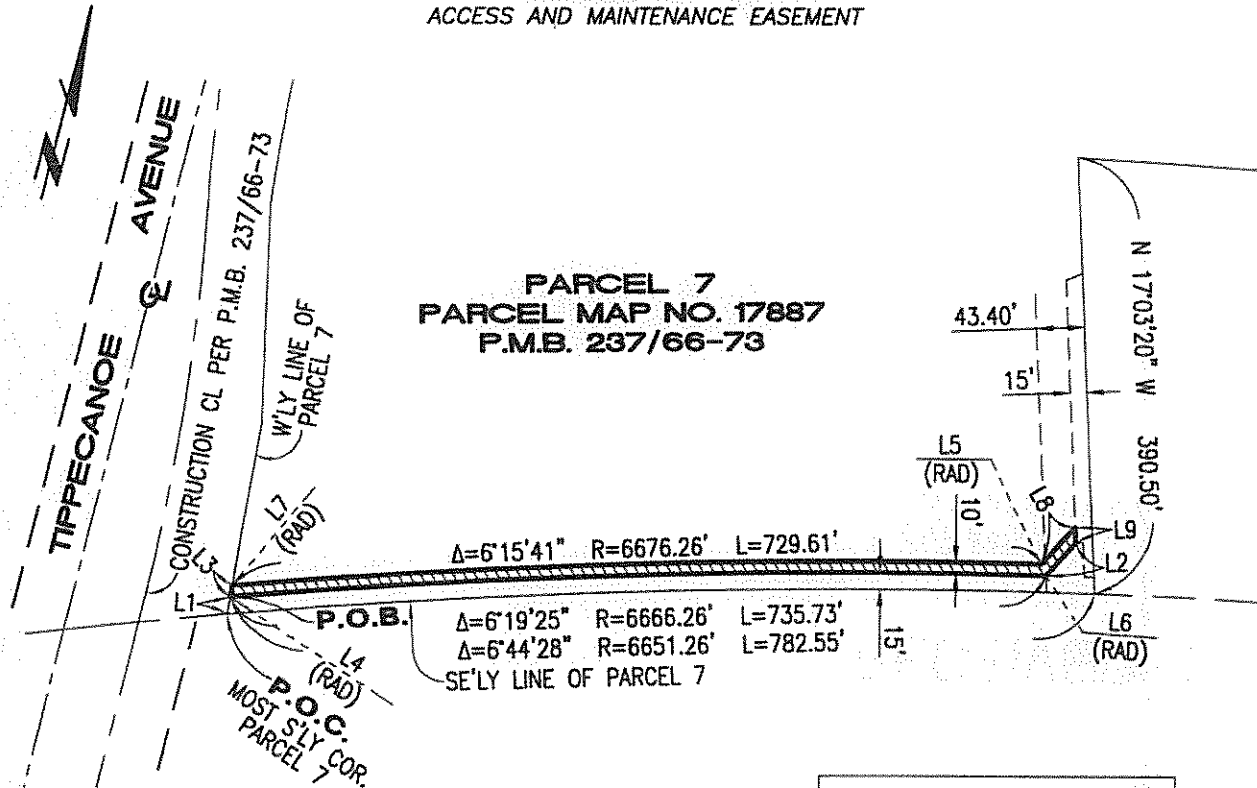
BY: K. Street 3/28/2014
DATE

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

SCALE: 1" = 150'

EXHIBIT "A"
ACCESS AND MAINTENANCE EASEMENT

SHEET 3 OF 3



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 04°41'02" W	15.55'
L2	N 27°56'40" E	40.16'
L3	N 04°41'02" W	10.36'
L4	N 19°54'53" W	(RAD)
L5	N 13°37'48" W	(RAD)
L6	N 13°35'29" W	(RAD)
L7	N 19°53'29" W	(RAD)
L8	N 27°56'40" E	45.66'
L9	S 17°03'20" E	14.14'

LEGEND:


 INDICATES ACCESS AND MAINTENANCE EASEMENT
CONTAINS: 7,756 SQ. FT.
0.178 AC. ±

Last Update: 3/19/14
N:\2532\ESMT\TCE\2532_TCE.dwg

THI Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH.(714)521-4811 FAX(714)521-4173

SURVEYOR:

PREPARED UNDER THE DIRECTION OF:


BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. DEC. 31, 2015
DATE 3/22/14

