



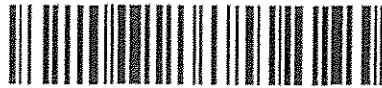
DENNIS DRAEGER
ASSESSOR - RECORDER - CLERK
629 Chicago Title Company

When recorded mail to:

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

Doc #: 2014-0115542

Titles:	1	Pages:	7
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

D - 17021

NOTE TO COUNTY RECORDER:

DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.

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

ACCESS 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 vehicular and pedestrian access 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, and to enter upon and to pass and repass over and along the Property.


Grantor reserves for itself, and its successors and/or assigns, (x) the right to install pavement and landscaping on the Property and (y) the right to cross said

D-17021

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.

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

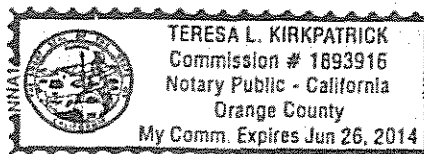
STATE OF CALIFORNIA)
) SS:
COUNTY OF ORANGE)

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 EASEMENT****LEGAL DESCRIPTION**

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, BEING BOUNDED AS FOLLOWS

BOUNDED ON THE SOUTHWEST BY A LINE THAT IS PARALLEL WITH AND DISTANT SOUTHWESTERLY 15.00 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,

BOUNDED ON THE NORTHWEST BY THE NORTHWESTERLY LINE OF THAT CERTAIN 25.00 FOOT WIDE EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED JUNE 25, 1937, IN BOOK 1212, PAGE 361, OF OFFICIAL RECORDS OF SAID COUNTY;

BOUNDED ON THE NORTHEAST BY THE NORTHEASTERLY LINE OF SAID PARCEL 7;

AND BOUNDED ON THE SOUTHEAST BY THE FOLLOWING DESCRIBED LINE

BEGINNING AT THE INTERSECTION OF SAID NORTHEASTERLY LINE OF PARCEL 7, AND 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 THE BEGINNING OF SAID CONCENTRIC CURVE BEARS NORTH 13° 13' 03" WEST;

THENCE SOUTHWESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 00° 04' 24" AN ARC LENGTH OF 8.52 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT SOUTHWESTERLY 8.50 FEET MEASURED AT RIGHT ANGLES FROM SAID NORTHEASTERLY LINE OF PARCEL 7;

THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE NORTH 17° 03' 20" WEST 30.60 FEET TO AN INTERSECTION WITH A LINE PERPENDICULAR TO SAID NORTHEASTERLY LINE OF PARCEL 7, DISTANT THEREON NORTHWESTERLY 46.20 FEET MEASURED ALONG SAID NORTHEASTERLY LINE FROM THE SOUTHEASTERLY TERMINUS OF SAID NORTHEASTERLY LINE OF PARCEL 7,

THENCE SOUTHWESTERLY ALONG SAID PERPENDICULAR LINE SOUTH 72° 56' 40" WEST 6.50 FEET TO SAID LINE THAT IS PARALLEL WITH AND DISTANT SOUTHWESTERLY 15.00 FEET MEASURED AT RIGHT ANGLES FROM SAID NORTHEASTERLY LINE OF PARCEL 7, AND THE END OF THIS LINE DESCRIPTION.

EXHIBIT "A"

ACCESS EASEMENT

CONTAINING: 3,828 SQUARE FEET OR 0.088 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

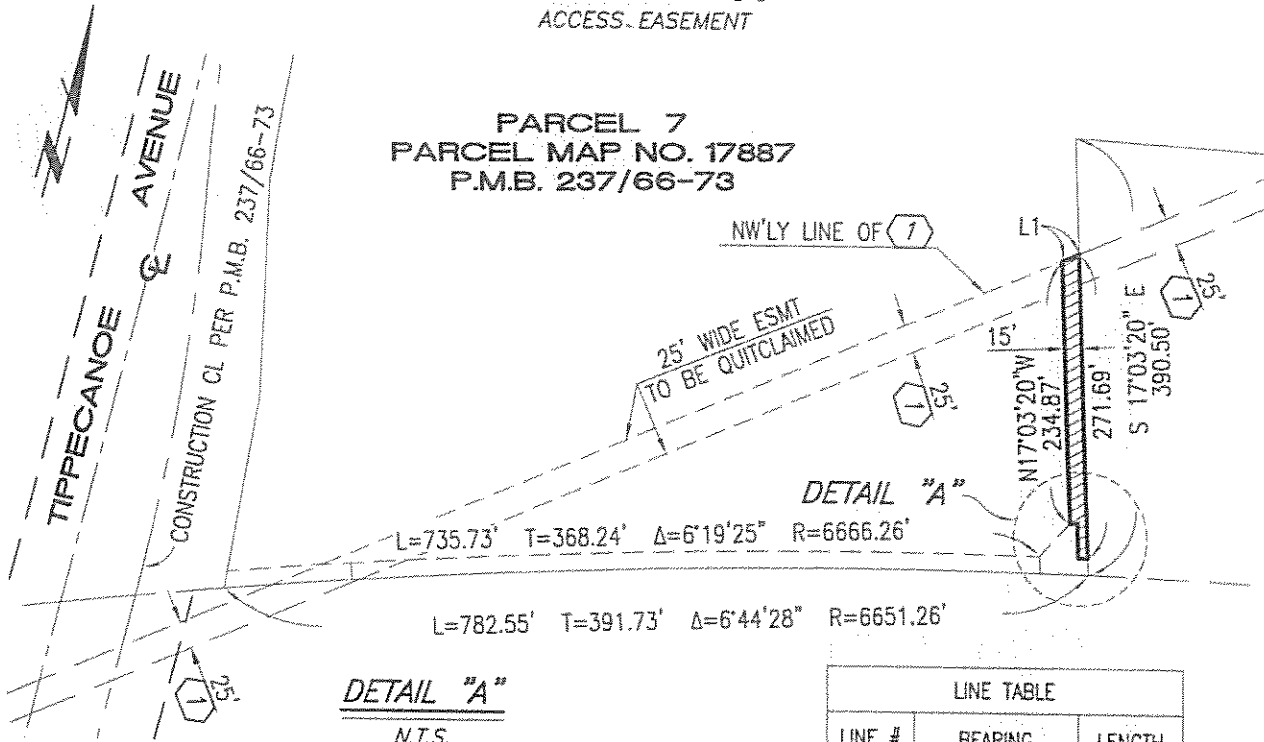
FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

SCALE: 1" = 150'

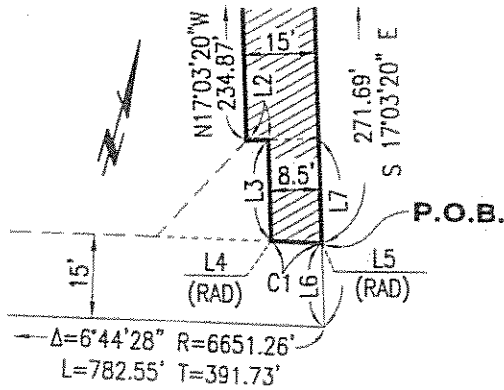
EXHIBIT "A"
ACCESS EASEMENT

SHEET 3 OF 3

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



DETAIL "A"
N.T.S.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 52°16'33" E	16.03'
L2	N 72°56'40" E	6.50'
L3	N 17°03'20" W	30.60'
L4	N 13°17'27" W	(RAD)
L5	N 13°13'03" W	(RAD)
L6	N 17°03'20" W	15.03'
L7	N 17°03'20" W	46.20'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	0°04'24"	6666.26'	8.52'

EASEMENT NOTE:

① INDICATES 25' WIDE EASEMENT OF THE CITY OF RIVERSIDE, REC. JUNE 25, 1937 IN BOOK 1212, PAGE 361, O.R.

LEGEND:

INDICATES ACCESS EASEMENTS CONTAINS: 3,828 SQ. FT. 0.088 AC. ±

Last Update: 3/18/14
N:\2532\ESMT\RIVERSIDE-ACC\ACCESS\2532_ACCESS.dwg

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

D-17021

