

When recorded mail to:

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

DOC # 2015-0109827

03/19/2015 10:17A Fee:NC

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Recorded in Official Records

County of Riverside

Peter Aidana

Assessor, County Clerk & Recorder



FREE RECORDING

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

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Notice						T:	CTY	UNI	57

FOR RECORDER'S OFFICE USE ONLY

Project: Wal-Mart Store - DR P09-0600
5200 Van Buren Boulevard
POR. A.P.N. 151-290-020

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EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Wal-Mart Real Estate Business Trust, a Delaware business trust**, as Grantor, grants 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 **traffic signals and related electrical 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 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

D-17151

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~~
STATE OF ARKANSAS
COUNTY OF BENTON

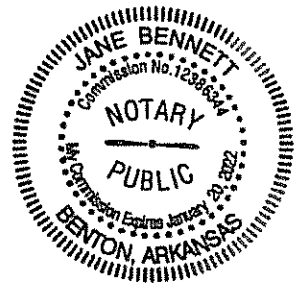
On February 19, 2015 before me, Jane Bennett, Notary Public
(insert name and title of the officer)

personally appeared Michael Alan,
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 Jane Bennett (Seal)



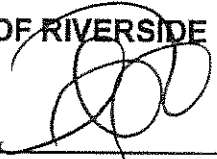
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**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

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. 21027 of said City Council adopted September 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated March 11, 2015

CITY OF RIVERSIDE
By 
David Welch
Real Property Services Manager

WAL-MART VAN BUREN TRAFFIC SIGNAL EASEMENT.DOC

APPROVED AS TO FORM

SUPERVISING DEPUTY CITY ATTORNEY



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EXHIBIT "A"

LEGAL DESCRIPTION
TRAFFIC SIGNAL EASEMENT
WALMART RIVERSIDE (S) #2028-03
VAN BUREN BOULEVARD, RIVERSIDE, CALIFORNIA

ALL THAT PORTION OF PARCEL 1 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, RECORDED APRIL 14, 1993 AS DOCUMENT NO. 138082, OFFICIAL RECORDS OF RIVERSIDE COUNTY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF PARCEL 2 OF SAID CERTIFICATE OF COMPLIANCE, SAID POINT BEING WESTERLY 30.00 FEET FROM THE NORTHEAST CORNER THEREOF;

THENCE CONTINUING WESTERLY ALONG SAID NORTHERLY LINE NORTH 89°42'20" WEST 30.00 FEET TO A LINE PARALLEL WITH AND 120.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF VAN BUREN BOULEVARD, ACCORDING TO RECORD OF SURVEY MAP ON FILE IN BOOK 80, PAGE 14 OF RECORD OF SURVEYS OF SAID COUNTY;

THENCE DEPARTING SAID NORTHERLY LINE, NORTHERLY ALONG SAID PARALLEL LINE NORTH 00°17'40" EAST 48.25 FEET;

THENCE SOUTH 89°42'20" EAST 30.00 FEET TO A LINE PARALLEL WITH AND 90.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE;

THENCE SOUTHERLY ALONG SAID PARALLEL LINE SOUTH 00°17'40" WEST 48.25 FEET TO THE TRUE POINT OF BEGINNING

AREA = 1,447 SQ. FT. OR 0.033 ACRES, MORE OR LESS.

PREPARED UNDER THE SUPERVISION OF:

RJ

D.K. NASLAND, PLS 5562

POR. A.P.N. 151-290-020



DESCRIPTION APPROVAL:

BY: *[Signature]* DATE *9/29/2014*

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






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EXHIBIT "B"

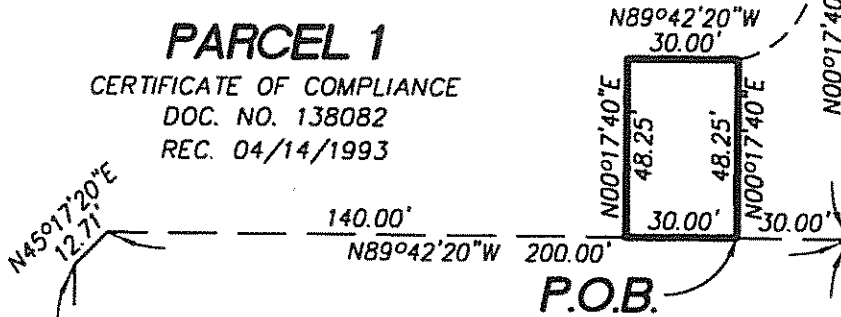
LEGEND

-  CENTERLINE
-  EXISTING RIGHT-OF-WAY
-  LOT LINE
-  TRAFFIC CONTROL EASEMENT
-  PUBLIC STREET DEDICATION

P.O.B. POINT OF BEGINNING

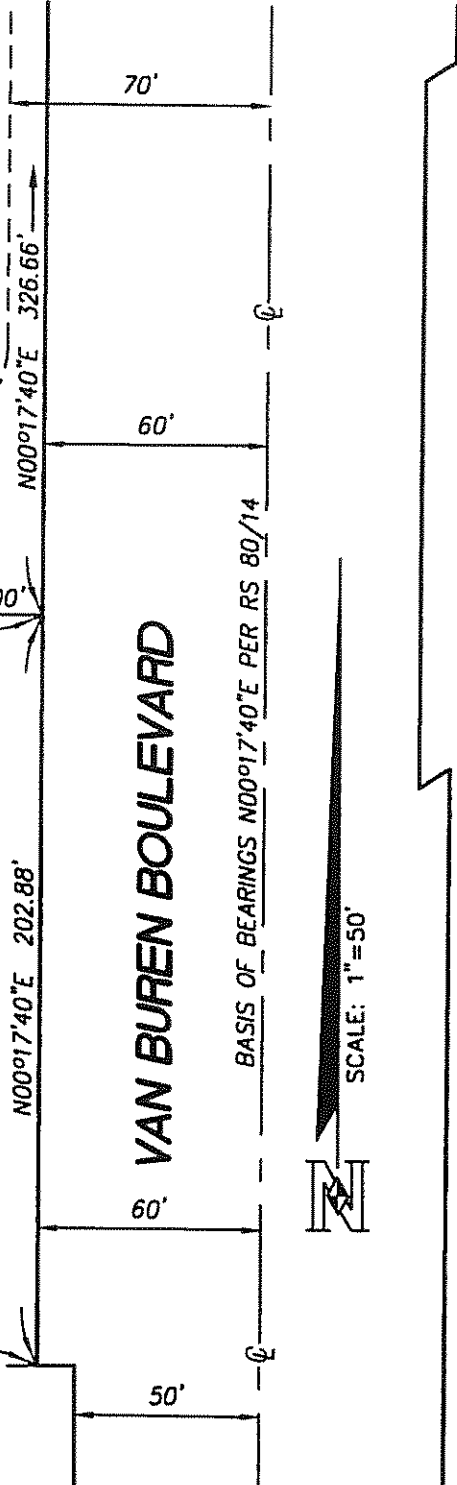
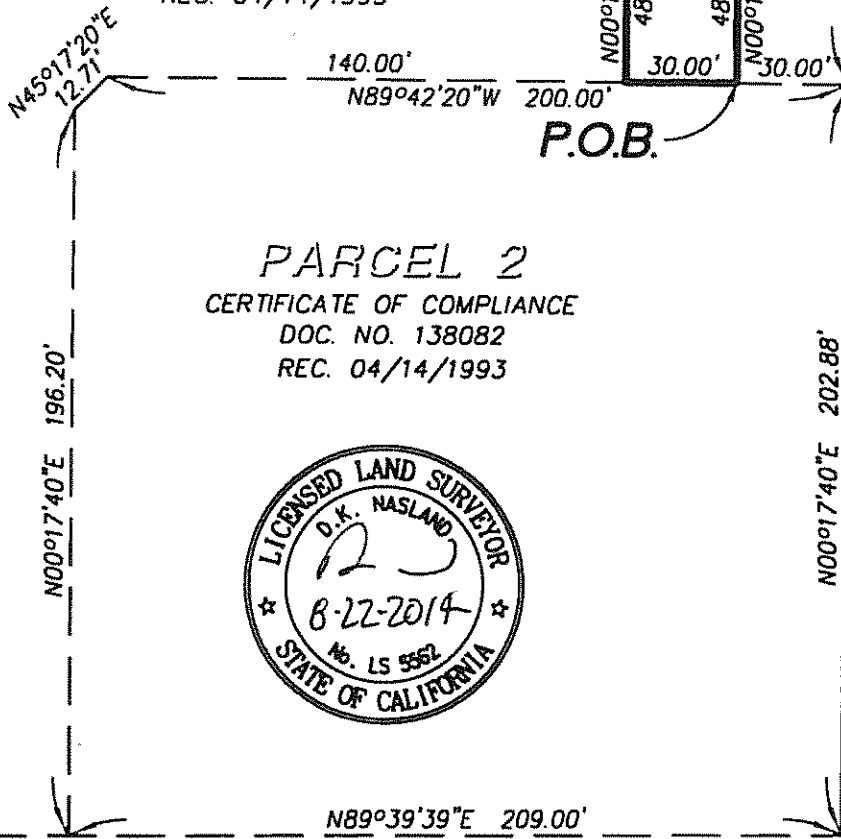
PARCEL 1

CERTIFICATE OF COMPLIANCE
 DOC. NO. 138082
 REC. 04/14/1993



PARCEL 2

CERTIFICATE OF COMPLIANCE
 DOC. NO. 138082
 REC. 04/14/1993



JOB NO. 309-002.1

APN: 151-290-020

◆ CITY OF RIVERSIDE, CALIFORNIA ◆

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL DESCRIBED IN THE ATTACHED DOCUMENT, IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

Sheet 1 of 1



Scale: 1" = 60' Drawn by: MLJ Date: 07/15/2014

Subject: WALMART - Traffic Signal Easement



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