

DOC # 2015-0117120

03/24/2015 01:03P Fee:NC

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Recorded in Official Records
County of Riverside

Peter Aidana

Assessor, County Clerk & Recorder



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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			7						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
DTT-0 NCHC/C									524



D- 17160

Project: (8423 Indiana Avenue) Project
A.P.N 231-070-003
Water Backflow Device



**EASEMENT FOR WATER BACKFLOW
DEVICE INSPECTION**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Kientle & Kientle Investments, LP, a California limited partnership, as Grantor grants to the City of Riverside, a California charter city and municipal corporation of the State of California, as Grantee, its successors and assigns, an easement and right-of-way for inspection and approval of a water backflow device, together with all necessary appurtenances, in, under, over and along that certain real property as described and depicted 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 enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other materials thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of inspecting and approving said water backflow device.

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Grantor acknowledges that Grantee's responsibility to construct, reconstruct, maintain, operate, repair, replace and remove said water backflow device, together with all necessary appurtenances, will cease at the demarcation point as described in Exhibit "B" and that Grantor is responsible to construct, reconstruct, maintain, operate, repair, replace, remove and inspect said facilities beyond the demarcation point described herein.

Except as to the sole negligence or willful misconduct of the Grantee, Grantor will, insofar as it may legally do so, indemnify and hold Grantee harmless from and against any of all claims, demands, suits, judgments, expenses and costs on account of injury to or death of, any person, of loss of or damage to property, arising out the inspection and approval of said water backflow device.

This Easement shall run with the land and shall be binding upon and inure to the benefit of Grantee. Grantor, their heirs, successors and assigns in interest, shall be bound by all the terms and conditions contained in this easement document and all the parties thereto shall be jointly and severally liable thereunder.

Kienle & Kienle Investments
a California limited partnership

By: Kienle & Kienle Investments, Inc.
a California corporation
Its: General Partner

By:  _____

STEVEN KIENLE
Name

Partner
Title



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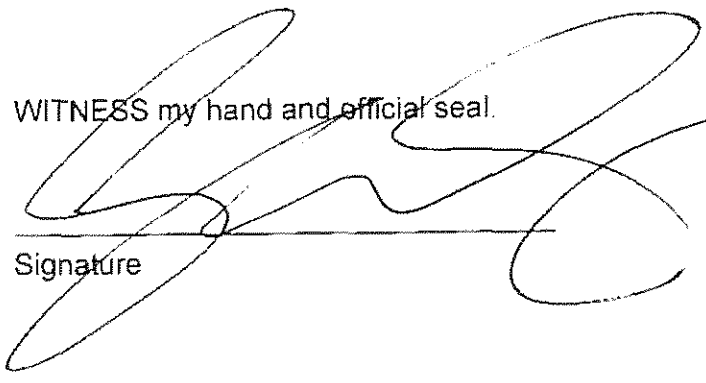
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

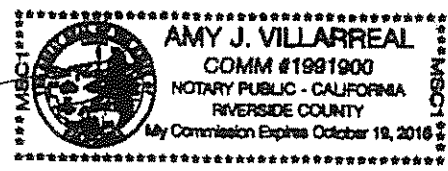
State of California
County of Riverside } ss

On March 3, 2015, before me, Amy Villarreal notary public, a notary public,
personally appeared Steven Runkle (Name)

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.

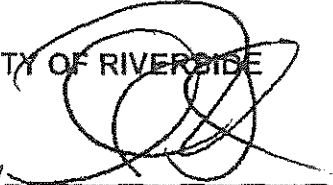
WITNESS my hand and official seal.

Signature



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, a municipal corporation, is here by accepted by the undersigned officers 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 this duly authorized officer.

Date March 17, 2015

CITY OF RIVERSIDE


By David Welch
Real Property Services
Manager

Attest: _____
City Clerk

APPROVED AS TO FORM
Jessan Wilson
DEPUTY CITY ATTORNEY



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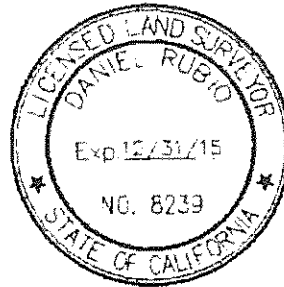
EXHIBIT "A"
LEGAL DESCRIPTION

THE SOUTHEASTERLY HALF OF LOT 15, BLOCK 23 OF LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 72 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA.

EXCEPT THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA FOR FREEWAY PURPOSES BY DEED RECORDED APRIL 22, 1955 IN BOOK 1726, PAGE 421 OF OFFICIAL RECORDS.

ALSO EXCEPT THE SOUTHEASTERLY 4.00 FEET AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED MARCH 14, 1969, AS INSTRUMENT NO. 25077 OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: 231-070-003-8



Daniel Rubio
DANIEL RUBIO, P.L.S. 8239
EXP.: 12/31/15

12/22/14
DATE

DESCRIPTION APPROVAL:

Curtis C. Stephens 1/29/15
CURTIS C. STEPHENS, L.S. 7519 DATE
CITY SURVEYOR



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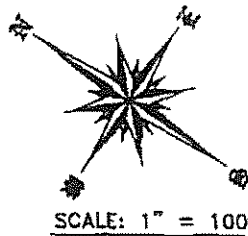
EXHIBIT 'B'
PLAT MAP

SHEET 1 OF 2

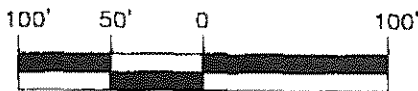
6' EASEMENT IN FAVOR OF CITY OF RIVERSIDE INST. #91081, RECORDED 9-5-1969.

EASEMENT IN FAVOR OF CITY OF RIVERSIDE FOR STREET AND HIGHWAY, INSTRUMENT NUMBER 31619-31623 RECORDED 1-27-1999.
PARCEL CONVEYED TO THE CITY OF RIVERSIDE, INST. #25077, RECORDED MARCH 14, 1969, O.R.

10'X10' EASEMENT IN FAVOR OF CITY OF RIVERSIDE INST. #91081, RECORDED 9-5-1969.



SCALE: 1" = 100'



GRAPHIC SCALE



Daniel Rubio 12/22/14
DANIEL RUBIO, P.L.S. 8239 DATE
EXP.: 12/31/15

STATE HIGHWAY 91
(CONVEYED BY GRANT DEED RECORDED APRIL 22, 1955 BOOK 1726, PG. 421, O.R. RIV. CO.)

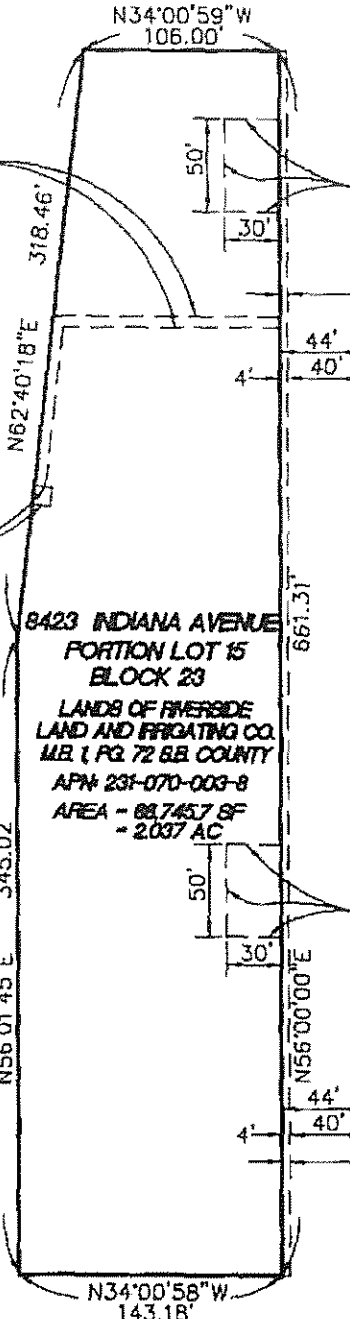
8423 INDIANA AVENUE
PORTION LOT 15
BLOCK 23
LANDS OF RIVERSIDE
LAND AND FRIGATING CO.
M.B. 1 PG. 72 6B COUNTY
APN: 231-070-003-8
AREA - 83,7457 SF
- 2.037 AC

INDIANA AVENUE
BASIS OF BEARINGS: N56°00'00"E

EASEMENT IN FAVOR OF CITY OF RIVERSIDE FOR STREET AND HIGHWAY, INSTRUMENT NUMBER 31619-31623 RECORDED 1-27-1999.

VANCE STREET

PARCEL CONVEYED TO THE CITY OF RIVERSIDE, INST. #25077, RECORDED MARCH 14, 1969, O.R.



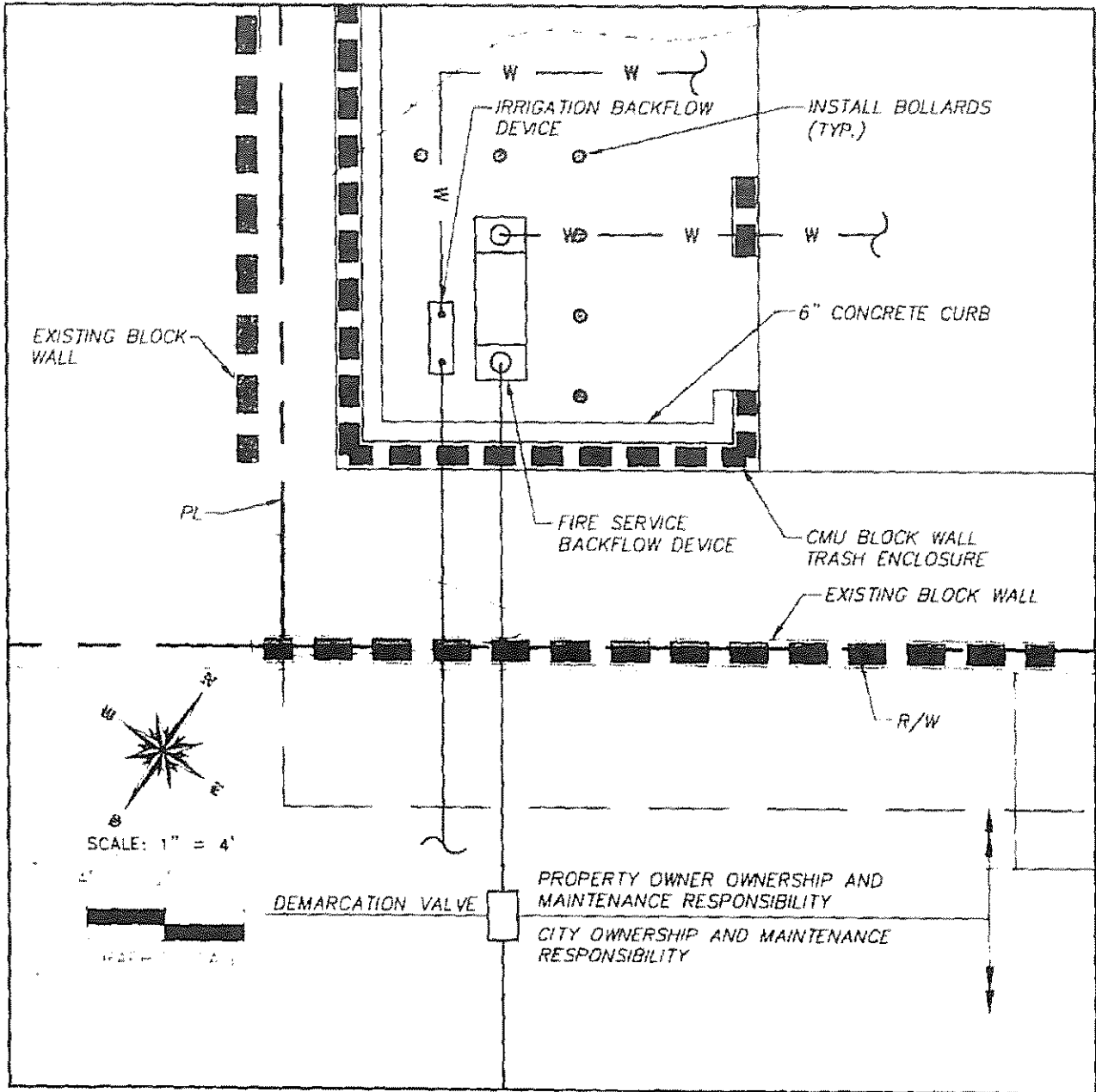
PLAT 2
RECORDED 12/22/14
BOOK 1726, PG. 421, O.R. RIV. CO.

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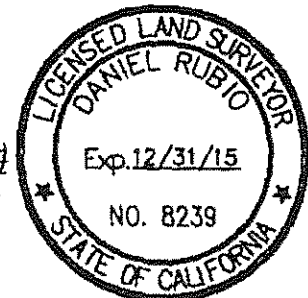


EXHIBIT "B"

SHEET 2 OF 2



Daniel Rubio 12/22/14
DANIEL RUBIO, P.L.S. 8239 DATE
EXP.: 12/31/15



DETAIL 1
SCALE: 1" = 4'



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