

DOC # 2015-0184307

05/05/2015 12:20P Fee:NC

Page 1 of 5

Recorded in Official Records

County of Riverside

Peter Aldana

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
1			5		1				
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHG CC						T:	CTY	UNI	522

Project: 10232 Arlington Ave - PUE  
A.P.N.:150-091-024

D - 17162



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **SILVER HILLS PARTNERSHIP L.P.**, a California Limited Partnership, as Grantor(s), grant(s) 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 **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 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 employees, whenever and wherever necessary for the purpose of constructing, reconstructing,

D-17162



maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said

Dated 3/9/15

Silver Hills Partnership, L.P.,  
a California limited partnership

By: White Spring Associates, Inc.  
a California corporation  
Its: General Partner

By: Jack Nourafshan  
Jack Nourafshan, President

**ACKNOWLEDGMENT**

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.

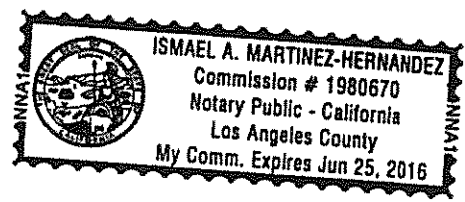
State of California  
County of Los Angeles } <sup>ss</sup>

On 3/09/2015, before me, Ismael A. Martinez Hernandez,  
notary public, personally appeared, Jack Nourafshan

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.  
Ismael A. Martinez Hernandez  
Notary Signature



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

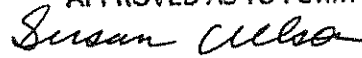
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a California charter city and municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 21027 of said City Council adopted September 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated April 29th, 2015

CITY OF RIVERSIDE

By   
David Welch  
Real Property Services Manager

APPROVED AS TO FORM



DEPUTY CITY ATTORNEY



EXHIBIT "A"

Public Utilities Easement  
A.P.N.'s 150-091-024

All that certain real property situated in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 4 in Block 1 of La Granada as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of Riverside County, California, being described as follows:

The Northerly 30.00 feet of the Westerly 15.00 feet of the following described parcel;

BEGINNING at a point on the Southerly line of that certain deed filed for record on July 5, 1960 as Document No. 59047 of Official Records of said County, said point being distant 55.00 feet Westerly, measured at right angles from the centerline of Tyler Street;

THENCE North 89°30'25" West, along said southerly line of said Document No. 59047 a distance of 119.71 feet;

THENCE North 8°26'25" East, along the Westerly line of said Document No. 59047 a distance of 139.43 feet to a point on a curve concave Northerly and having a radius of 17,555 feet, a radial line to said point bears South 0°59'28" West;

THENCE in a Westerly direction along said curve and concentric with the centerline of Arlington Avenue through a central angle of 0°14'04" an arc distance of 71.83 feet to a point on said curve, a radial line to said point bears South 1°13'32" West;

THENCE South 1°29'33" West, a distance of 163.89 feet;

THENCE South 89°30'25" East, parallel with the Southerly line of said Document No. 59047, a distance of 171.63 feet;

THENCE North 8°26'25" East, parallel with said centerline of Tyler Street a distance of 25.24 feet to the POINT OF BEGINNING

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Curtis C. Stephens 2/26/15 Prep. [Signature]  
Curtis C. Stephens, L.S. 7519 Date



2015-0184307  
05/05/2015 12:28P  
4 of 5

D-17162

ARLINGTON

AVENUE

55'

15' X 30' PUE

51.92'

71.83'

L=99.32

27.20

30'

15'

55'

163.89'

134.43'

7/5/60  
#59047 O.R.

116.43

P.O.B.

119.71'

25.24'

171.63'

110.59'

61.04'

46.28'

BLOCK 1  
LA GRANADA  
MB 12/42-51

86.71'

158.51'

110'

55'

TYLER STREET

• CITY OF RIVERSIDE, CALIFORNIA •

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

SHEET 1 OF 1

SCALE: 1"=50'

DRAWN BY: CURT

DATE: 2/26/15

SUBJECT: 10232 ARLINGTON AVE

D-17162



2015-0184307  
05/05/2015 12:20P  
5 of 5