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

2015-0356417

08/11/2015 04:02 PM

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Peter Aidana
County Of Riverside
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)

FOR RECORDER'S OFFICE USE ONLY

Project: P14-0462
APN's: 231-080-012, 015 & 016
Address: 3522 Adams Street

D- 17208

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **California Baptist University, a California non-profit corporation 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 BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES, together with all necessary appurtenances, in, under, upon, over and along that certain real property 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,

maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said **BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.**

Said **BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES** shall only be constructed in areas outside of existing building footprints, or approved building footprints shown on a plot plan and any subsequent alterations or modifications thereto as approved by the Grantee. Grantor, their successors and assigns agree that all costs associated with the modification or alteration of any constructed **BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES** shall be borne by Grantor.

Date: 7/30/2015

California Baptist University,
a California non-profit corporation

By: 
Mark Howe
Its: Vice President of Finance and Administration

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 Riverside } ss

On July 30, 2015, before me, Nancy Atayde,

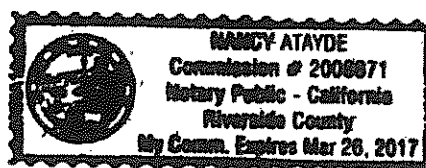
notary public, personally appeared, Mark Howe

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.

Nancy Atayde
Notary Signature



**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27261)**

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 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

DATED August 11, 2015

CITY OF RIVERSIDE

By: _____


David Welch
Real Property Services Manager

APPROVED AS TO FORM



DEPUTY CITY ATTORNEY

EXHIBIT "A"
LOT LINE ADJUSTMENT P14-0462

PARCEL "A"

Being a portion of Parcels 1 and 2 as shown by Parcel Map on file in Book 37, Pages 46 through 47, of Parcel Maps, records of Riverside County, State of California, within the City of Riverside, said portion more particularly described as follows:

COMMENCING at a point on the Southwesterly right of way line (44.00 foot half width) of Adams Street as shown on said Parcel Map, said point being the most Northerly corner of said Parcel 1;

THENCE along the Northwesterly line of said Parcel 1, South 51°46'0" West as shown on said Parcel Map, a distance of 16.04 feet to the Southwesterly line of that parcel of land as described in Deed recorded February 10, 1989 as Instrument Number 44037, of Official Records of said county;

THENCE along said Southwesterly line, South 34°00'30" East, a distance of 51.21 feet to the **TRUE POINT OF BEGINNING**;

THENCE leaving said Southwesterly line, South 55°59'30" West, a distance of 86.40 feet;

THENCE South 28°58'40" West, a distance of 134.00 feet;

THENCE South 55°59'30" West, a distance of 93.24 feet;

THENCE South 34°00'30" East, a distance of 40.00 feet;

THENCE South 55°59'30" West, a distance of 75.00 feet;

THENCE South 34°00'30" East, a distance of 19.48 feet;

THENCE South 55°59'30" West, a distance of 9.47 feet;

THENCE South 34°00'30" East, a distance of 48.60 feet;

THENCE South 55°59'30" West, a distance of 61.20 feet;

THENCE South 34°00'30" East, a distance of 130.20 feet;

THENCE North 55°59'30" East, a distance of 102.00 feet;

THENCE North 34°00'30" West, a distance of 79.10 feet;

THENCE North 55°59'30" East, a distance of 236.80 feet;

THENCE North 30°39'14" East, a distance of 37.50 feet;

THENCE North 34°00'30" West, a distance of 65.30 feet;

THENCE North 55°59'30" East, a distance of 72.00 feet to said Southwesterly line of said Deed;

THENCE along said Southwesterly line, North 34°00'30" West, a distance of 138.70 feet to the **TRUE POINT OF BEGINNING**.

The above described parcel contains 1.640 acres, more or less.

PARCEL "B"

Being a portion of Parcels 2 and 3 as shown by Parcel Map on file in Book 37, Pages 46 through 47, of Parcel Maps, records of Riverside County, State of California, within the City of Riverside, said portion more particularly described as follows:

BEGINNING at a point on the Southeasterly line of said Parcel 3, said point also being the Westerly corner of designated "NOT A PART" as shown on said Parcel Map;

THENCE Northeasterly along said Southeasterly line and the Northeasterly prolongation thereof, North 56°02'22" East, a distance of 267.58 feet to a line lying 309.00 feet Northeasterly of and parallel with the Southwesterly line of said Parcel 3;

THENCE along said parallel line, North 34°01'15" West, a distance of 407.05 feet;

THENCE South 55°58'45" West, a distance of 293.00 feet to a line lying 16.00 feet Northeasterly of and parallel with said Southwesterly line of said Parcel 3;

THENCE along said parallel line, South 34°01'15" East, a distance of 252.80 feet;

THENCE North 55°58'45" East, a distance of 25.42 feet to a point on a line lying North 34°01'15" West of the Point of Beginning;

THENCE along previously said line, South 34°01'15" East, a distance of 153.97 feet to the **POINT OF BEGINNING**.

The above described parcel contains 2.647 acres, more or less.

PARCEL "C"

Parcel 1, together with Parcels 2 and 3, as shown by Parcel Map on file in Book 37, Pages 46 through 47, of Parcel Maps, records of Riverside County, State of California, within the City of Riverside.

EXCEPTING THEREFROM that portion of said Parcels 1 and 2, more particularly described as follows:

COMMENCING at a point on the Southwesterly right of way line (44.00 foot half width) of Adams Street as shown on said Parcel Map, said point being the most Northerly corner of said Parcel 1;

THENCE along the Northwesterly line of said Parcel 1, South 51°46'0" West as shown on said Parcel Map, a distance of 16.04 feet to the Southwesterly line of that parcel of land as described in Deed recorded February 10, 1989 as Instrument Number 44037, of Official Records of said county;

THENCE along said Southwesterly line, South 34°00'30" East, a distance of 51.21 feet to the **TRUE POINT OF BEGINNING**;

THENCE leaving said Southwesterly line, South 55°59'30" West, a distance of 86.40 feet;

THENCE South 28°58'40" West, a distance of 134.00 feet;

THENCE South 55°59'30" West, a distance of 93.24 feet;

THENCE South 34°00'30" East, a distance of 40.00 feet;

THENCE South 55°59'30" West, a distance of 75.00 feet;

THENCE South 34°00'30" East, a distance of 19.48 feet;

THENCE South 55°59'30" West, a distance of 9.47 feet;

THENCE South 34°00'30" East, a distance of 48.60 feet;

THENCE South 55°59'30" West, a distance of 61.20 feet;

THENCE South 34°00'30" East, a distance of 130.20 feet;

THENCE North 55°59'30" East, a distance of 102.00 feet;

THENCE North 34°00'30" West, a distance of 79.10 feet;

THENCE North 55°59'30" East, a distance of 236.80 feet;

THENCE North 30°39'14" East, a distance of 37.50 feet;

THENCE North 34°00'30" West, a distance of 65.30 feet;

THENCE North 55°59'30" East, a distance of 72.00 feet to said Southwesterly line of said Deed;

THENCE along said Southwesterly line, North 34°00'30" West, a distance of 138.70 feet to the **TRUE POINT OF BEGINNING**.

ALSO EXCEPTING THEREFROM that portion of said Parcels 2 and 3, more particularly described as follows:

BEGINNING at a point on the Southeasterly line of said Parcel 3, said point also being the Westerly corner of designated "NOT A PART" as shown on said Parcel Map;

THENCE Northeasterly along said Southeasterly line and the Northeasterly prolongation thereof, North 56°02'22" East, a distance of 267.58 feet to a line lying 309.00 feet Northeasterly of and parallel with the Southwesterly line of said Parcel 3;

THENCE along said parallel line, North 34°01'15" West, a distance of 407.05 feet;

THENCE South 55°58'45" West, a distance of 293.00 feet to a line lying 16.00 feet Northeasterly of and parallel with said Southwesterly line of said Parcel 3;

THENCE along said parallel line, South 34°01'15" East, a distance of 252.80 feet;

THENCE North 55°58'45" East, a distance of 25.42 feet to a point on a line lying North 34°01'15" West of the Point of Beginning;

THENCE along previously said line, South 34°01'15" East, a distance of 153.97 feet to the **POINT OF BEGINNING**.

ALSO EXCEPTING THEREFROM the Northeasterly 16.00 feet of said Parcels 1, 2, and 3 as described in Deed recorded February 10, 1989 as Instrument Number 44037, of Official Records of said county.

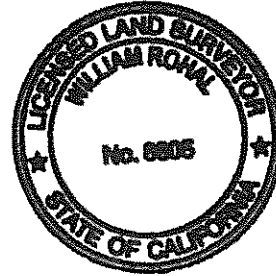
The above described parcel contains 7.388 acres, more or less.

This description was prepared by me or under by direction.




William Rohal L.S. 8805
Exp. Date 12/31/2016

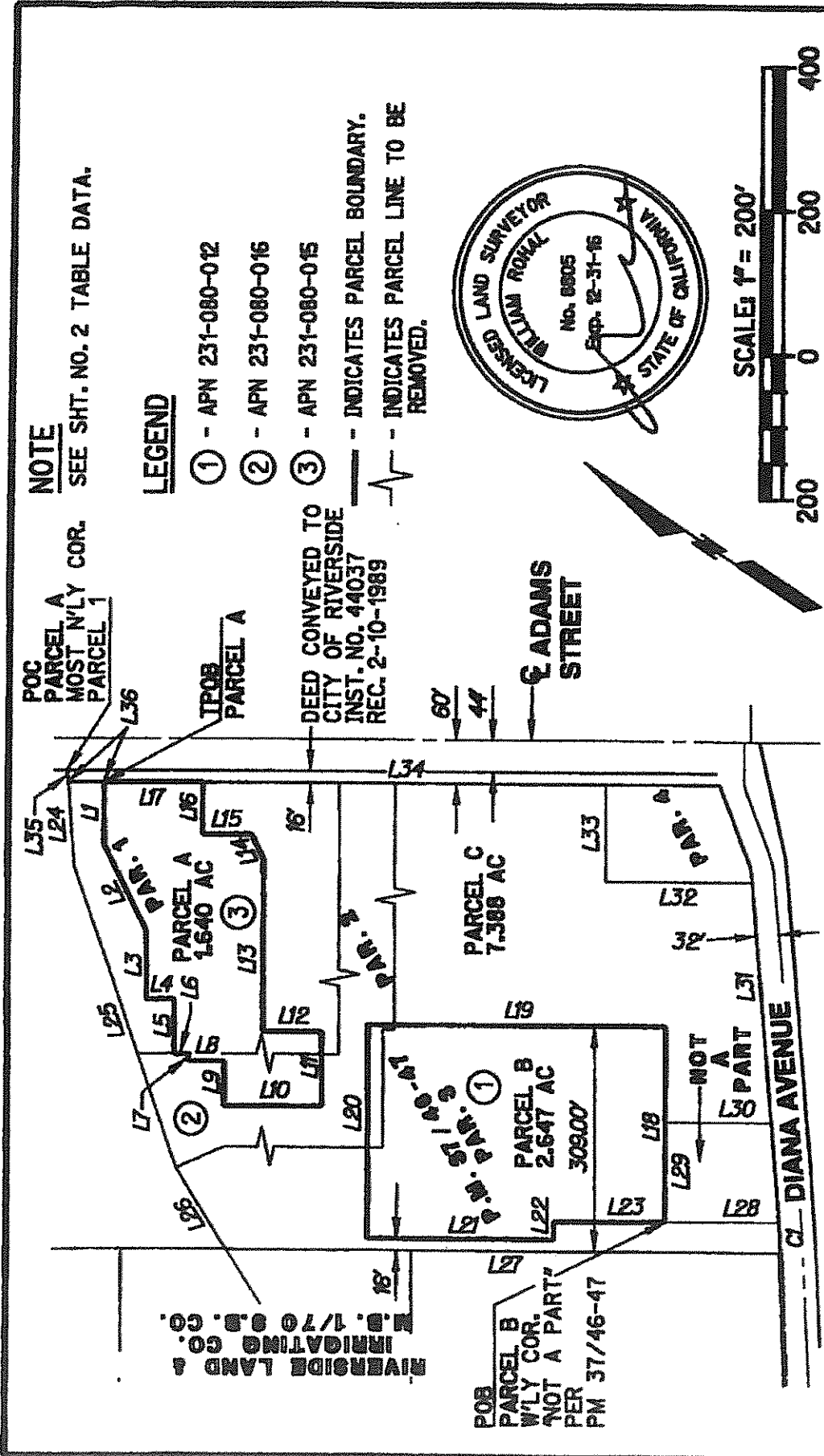
6-1-2015
Date



DESCRIPTION APPROVAL:

BY:  6/29/15
DATE

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



D-17208

CITY OF RIVERSIDE

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

SHEET 1 OF 2

LOT LINE ADJUSTMENT
P14-0462

SCALE: 1"=200' | **DATE: APRIL 29, 2015**

RIECK ENGINEERING COMPANY
Riverside

1770 IOWA AVENUE - SUITE 100
RIVERSIDE, CA 92507
951.782.0707
(951) 951.782.0723

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rickengineering.com

LINE TABLE		
NAME	DIRECTION	LENGTH
L1	S 55°59'30" W	86.40'
L2	S 28°58'40" W	134.00'
L3	S 55°59'30" W	93.24'
L4	S 34°00'30" E	40.00'
L5	S 55°59'30" W	75.00'
L6	S 34°00'30" E	19.48'
L7	S 55°59'30" W	9.47'
L8	S 34°00'30" E	48.60'
L9	S 55°59'30" W	61.20'
L10	S 34°00'30" E	130.20'
L11	N 55°59'30" E	102.00'
L12	N 34°00'30" W	79.10'
L13	N 55°59'30" E	236.80'
L14	N 30°39'14" E	37.50'
L15	N 34°00'30" W	65.30'
L16	N 55°59'30" E	72.00'
L17	N 34°00'30" W	138.70'
L18	N 56°02'22" E	267.58'
L19	N 34°01'15" W	407.05'
L20	S 55°58'45" W	293.00'
L21	S 34°01'15" E	252.80'
L22	N 55°58'45" E	25.42'
L23	S 34°01'15" E	153.97'
L24	S 51°46'00" W	116.48'
L25	S 36°35'10" W	438.68'
L26	S 24°12'00" W	131.14'
L27	S 34°01'15" E	752.63'
L28	N 34°10'59" W	155.10'
L29	N 56°02'22" E	136.55'
L30	S 33°52'17" E	144.90'
L31	N 51°24'55" E	330.68'
L32	N 34°00'30" W	201.33'
L33	N 55°59'30" E	134.00'
L34	N 34°00'30" W	735.82'
L35	S 51°46'00" W	16.04'
L36	N 34°00'30" W	51.21'

CURVE TABLE		
NAME	DELTA	ARC
C1	0°29'01"	41.93'

CITY OF RIVERSIDE D-17208

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SHEET 2 OF 2



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**LOT LINE ADJUSTMENT
P14-0462**

SCALE: N/A DATE: APRIL 29, 2015