

2015-0347561

08/05/2015 08:42 AM Fee: \$ 0.00

Page 1 of 12

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)

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Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
12									
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FOR RECORDER'S OFFICE USE ONLY

Project: P13-0001
APN: 215-022-012, 021 &
215-032-002 - 006
Address: 3855 Market Street

D- 17219

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Riverside Community College District** 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: _____

Riverside Community College District

By: _____

By:  _____

7-23-15

Print Name: _____

Aaron S. Brown, Vice Chancellor
Business & Financial Services

Title: _____

Title

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

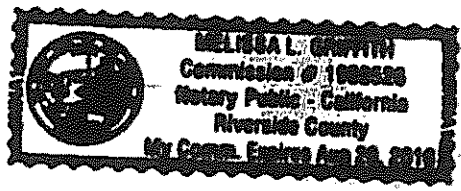
On July 23, 2015, before me, Melissa L Griffith, Notary Public
notary public, personally appeared, Aaron S. Brown

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.

M L Griffith
Notary Signature





**PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER**

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversideacr.com

NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Melissa L. Griffith

Commission #: 1989526

Place of Execution: Riverside

Date Commission Expires: August 28, 2016

Date: 8/5/15

Signature: Angela Ferreira

Print Name: Angela Ferreira

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

DATED August 5, 2015

CITY OF RIVERSIDE

By: _____


David Welch
Real Property Services Manager

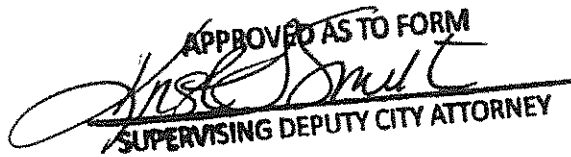
APPROVED AS TO FORM

SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT "A"
LOT LINE ADJUSTMENT NO. P13-0001

PARCEL A

That portion of Parcel A of Certificate of Compliance for Lot Line Adjustment No. CO-P11-0199, recorded January 29, 2014 as Document No. 2014-0036260, Official Records of Riverside County, together with Lots 25, 26, that portion of the unnamed alley (vacated) and a rectangular strip of land 5.00 feet wide and 90.00 feet in length, all lying within Block 2, and that portion of Fairmount Boulevard (vacated) of Dr. C. Whittier's Subdivision of Block 8, Range 9 of the Town of Riverside as shown by map on file in Book 3, Page 8 of Maps, in the City of Riverside, records of San Bernardino County, more particularly described as follows:

COMMENCING at the centerline intersection of Fairmount Boulevard (vacated) and University Avenue as shown on Record of Survey on file in Book 142, Page 32 of Record of Surveys, records of said Riverside County;

THENCE along the centerline of said Fairmount Boulevard (vacated), South 29°46'28" West, a distance of 49.50 feet to a point on the Southwesterly right of way line (49.50 foot half width) of said University Avenue;

THENCE along said right of way line, North 60°13'27" West, a distance 0.54 feet to a point on a line lying 0.54 feet Northwesterly, as measured at right angles to and parallel with said centerline of Fairmount Boulevard (vacated), said point also being the **TRUE POINT OF BEGINNING** of the parcel of land to be described;

THENCE South 29°46'28" West along said parallel line, a distance of 189.94 feet to a point on the Northerly right of way line of Whittier Place (11.50 foot half width) as shown on said Record of Survey;

THENCE along said right of way line of said Whittier Place, North 60°13'27" West, a distance of 87.55 feet to a point on the Southeasterly line of said Parcel A;

THENCE along said Southeasterly line, South 29°45'48" West, a distance of 11.50 feet to a point on the centerline of said Whittier Place, said point also being the most Southerly point of said Parcel A;

THENCE along the Southwesterly line of said Parcel A, North 60°13'27" West, a distance of 50.09 feet to the Southeasterly line of Parcel Map 8904, as filed in Book 44, Pages 30 and 31 of Parcel Maps, records of Riverside County, State of California, said Southeasterly line also being the Northwesterly line of said Parcel A;

THENCE the following three (3) courses along the Southeasterly line of said Parcel Map 8904 and the Northwesterly line of said Parcel A;

North 29°44'55" East, a distance of 106.40 feet;

North 60°13'27" West, a distance of 10.00 feet;

North 29°45'31" East, a distance of 95.04 feet to a point on the Southwesterly right of way line (49.50 foot half width) of said University Avenue, said point also being on the Northeasterly line of said Parcel A;

THENCE along said right of way line and said Northeasterly line, South 60°13'27" East, a distance of 147.70 feet to the **TRUE POINT OF BEGINNING**.

Subject to existing permanent easements and rights-of-way for water lines, electric energy distribution and transmission facilities, telephone, telegraph and telecommunications facilities, gas lines, sanitary sewer facilities, storm drain facilities, including but not limited to access and rights to keep property free from inflammable materials and wood growth that would interfere with the use of said permanent easements and rights-of-way, lying within Fairmount Boulevard as vacated by Resolution No. 22254 of the City Council of the City of Riverside recorded May 14, 2013 as Document No. 2013-0228401, Official Records of Riverside County, California.

Containing 0.635 acres, more or less.

PARCEL B

Lot 10 together with Lots 11 through Lot 21, a portion of Lot 9 and Lot 22, a portion of the unnamed alley (vacated), lying within Block 1, and that portion of Fairmount Boulevard (vacated) of Dr. C. Whittier's Subdivision of Block 8, Range 9, of the Town of Riverside as shown by map on file in Book 3, Page 8 of Maps, in the City of Riverside, records of San Bernardino County, State of California and a portion of Parcel A of Certificate of Compliance for Lot Line Adjustment No. CO-P11-0199, recorded January 29, 2014 as Document No. 2014-0036260, Official Records of Riverside County, more particularly described as follows:

COMMENCING at the centerline intersection of Fairmount Boulevard (vacated) and University Avenue as shown on Record of Survey on file in Book 142, Page 32, of Record of Surveys, records of Riverside County;

THENCE along the centerline of said Fairmount Boulevard (vacated), South 29°46'28" West, a distance of 49.50 feet to a point on the Southwesterly right of way line (49.50 foot half width) of said University Avenue, said point also being the **TRUE POINT OF BEGINNING** of the parcel of land to be described;

THENCE along said right of way line, South 60°14'30" East, a distance of 206.43 feet to a line parallel with and 157.00 feet Northwesterly, as measured at right angles from the Northwesterly line of Market Street as shown on said Record of Survey;

THENCE South 29°45'06" West along said parallel line, a distance of 189.94 feet to a point on the Northerly right of way line (11.50 foot half width) of Whittier Place as shown on said Record of Survey;

THENCE along previously said right of way line, North 60°14'30" West, a distance of 206.50 feet to the centerline of said Fairmount Boulevard as shown on said Record of Survey;

THENCE North 60°13'27" West continuing along said Northerly right of way line of Whittier Place, a distance of 0.54 feet to a line lying 0.54 feet Northwesterly, as measured at right angles to and parallel with the centerline of said Fairmount Boulevard (vacated);

THENCE along said parallel line, North 29°46'28" East, a distance of 189.94 feet to a point on the Southwesterly right of way line of said University Avenue;

THENCE South 60°13'27" East along said Southwesterly line, a distance of 0.54 feet to the **TRUE POINT OF BEGINNING.**

Subject to existing permanent easements and rights-of-way for water lines, electric energy distribution and transmission facilities, telephone, telegraph and telecommunications facilities, gas lines, sanitary sewer facilities, storm drain facilities, including but not limited to access and rights to keep property free from inflammable materials and wood growth that would interfere with the use of said permanent easements and rights-of-way, lying within Fairmount Boulevard as vacated by Resolution No. 22254 of the City Council of the City of Riverside recorded May 14, 2013 as Document No. 2013-0228401, Official Records of Riverside County, California.

Containing 0.903 acres, more or less.

PARCEL C

Lot 3 together with Lot 4 through 8, portions of Lots 2, 9, 22, 23 and 24 and portion of the unnamed alley (vacated), all lying within Block 1 of Dr. C. Whittier's Subdivision of Block 8, Range 9 of the Town of Riverside, as shown by map on file in Book 3, Page 8 of Maps, in the City of Riverside, records of San Bernardino County, State of California, more particularly described as follows:

COMMENCING at the centerline intersection of Fairmount Boulevard (vacated) and University Avenue as shown on said Record of Survey on file in Book 142, Page 32 of Record of Surveys, Records of Riverside County;

THENCE along the centerline of said Fairmount Boulevard (vacated), South 29°46'28" West, a distance of 49.50 feet to a point on the Southwesterly right of way line (49.50 foot half width) of said University Avenue;

THENCE along said right of way line, South 60°14'30" East, a distance of 206.43 feet to a point on a line lying 157.00 feet Northwesterly, as measured at right angles to and parallel with the

Northwesterly right of way line (49.50 foot half width) of Market Street as shown on said Record of Survey, said point being the **TRUE POINT OF BEGINNING** of the parcel of land to be described;

THENCE along said parallel line, South 29°45'06" West, a distance of 139.08 feet to a point on a line lying 50.86 feet Northeasterly, as measured at right angles to and parallel with the Northeasterly right of way line (11.50 foot half width) of Whittier Place as shown on said Record of Survey;

THENCE along said parallel line, South 60°14'30" East, a distance of 157.00 feet to the Northwesterly right of way line of said Market Street;

THENCE along said right of way line, North 29°45'06" East, a distance of 139.08 feet to a point on the Southwesterly right of way line of said University Avenue;

THENCE along said Southwesterly line, North 60°14'30" West, a distance of 157.00 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.501 acres, more or less.

PARCEL D

Lot 1 together with that portion of Lots 2, 22, 23 and 24 in Block 1 of Dr. C. Whittier's Subdivision of Block 8, Range 9 of the Town of Riverside as shown by map on file in Book 3, Page 8 of Maps, in the City of Riverside, records of San Bernardino County, State of California, more particularly described as follows:

COMMENCING at the centerline intersection of Fairmount Boulevard (vacated) and University Avenue as shown on Record of Survey on file in Book 142, Page 32 of Record of Surveys, Records of Riverside County;

THENCE along the centerline of said Fairmount Boulevard (vacated), South 29°46'28" West, a distance of 49.50 feet to a point on the Southwesterly right of way line (49.50 foot half width) of said University Avenue;

THENCE along said right of way line, South 60°14'30" East, a distance of 206.43 feet to a point on a line lying 157.00 feet Northwesterly, as measured at right angles to and parallel with the Northwesterly right of way line (49.50 foot half width) of Market Street as shown on said Record of Survey;

THENCE along said parallel line, South 29°45'06" West, a distance of 139.08 feet to a point on a line lying 50.86 feet Northeasterly, as measured at right angles to and parallel with the Northeasterly right of way line (11.50 foot half width) of Whittier Place as shown on said Record

of Survey, said point being the **TRUE POINT OF BEGINNING** of the parcel of land to be described;


THENCE along said parallel line, South 60°14'30" East, a distance of 157.00 feet to the Northwesternly right of way line of said Market Street;

THENCE along said right of way line, South 29°45'06" West, a distance of 50.86 feet to a point on the Northerly right of way line of Whittier Place (11.50 foot half width) as shown on said Record of Survey;

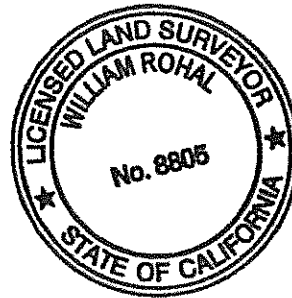
THENCE along the right of way line of said Whittier Place, North 60°14'30" West, a distance of 157.00 feet to a point on a line lying 157.00 feet Northwesternly, as measured at right angles to and parallel with the Northwesternly right of way line (49.50 foot half width) of said Market Street;

THENCE along said parallel line, North 29°45'06" East, a distance of 50.86 feet to the **TRUE POINT OF BEGINNING**.


Containing 0.183 acres, more or less.



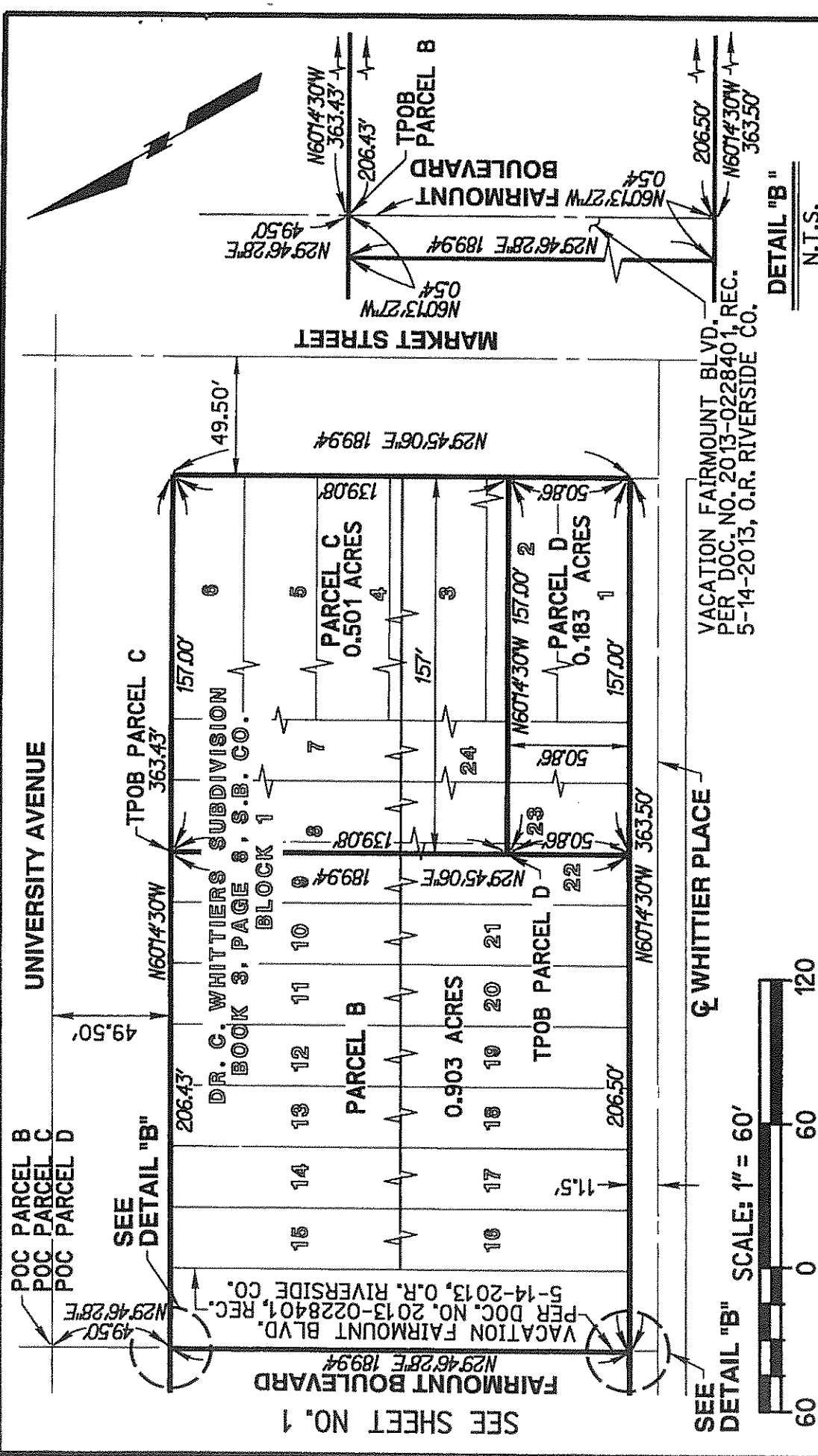
William Rohal L.S. 8805
Expiration Date 12/31/2016
3-24-2015
Date



DESCRIPTION APPROVAL:

BY:  4/8/15
DATE

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



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 2 OF 2

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

RICK
ENGINEERING COMPANY
Riverside

rickengineering.com
San Diego - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

LOT LINE ADJUSTMENT P13-0001

SCALE: 1" = 50'

DATE: JUNE 11, 2014

PLOT DATE: 10-JUL-2015

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JN 16.359