

2016-0559833

12/15/2016 10:20 AM Fee: \$ 0.00

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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)

155					R	A	Exam: 780		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
7									
SIZE	NCOR	SMF	NCHG	T:	NCHGCC				

FOR RECORDER'S OFFICE USE ONLY

Ⓟ

Project: P16-0106

Por. A.P.N. 263-080-080 & 083

D - 17361

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Sunrise Riverside, LLC, a Delaware limited liability company**, 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 **STORM DRAIN 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,

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maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said
STORM DRAIN FACILITIES.

Dated 10/27/16

Sunrise Riverside, LLC,
a Delaware limited liability company
By: Durango 240 Vegas LLC, its Sole member

~~By: _____~~

By: JMH

~~Print Name: _____~~

Print Name: James M. Hinton

~~Title: _____~~

Title: 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~~ Texas
County of Harris } ^{ss}

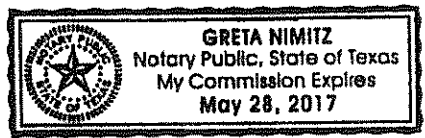
On 10-27-16, before me, Greta Nimitz,
notary public, personally appeared, James M. Hinton

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~~ ^{Texas} that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Greta Nimitz
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 December 15, 2016

CITY OF RIVERSIDE

By



David Welch
Real Property Services Manager

P16-0106 SD ESMT

APPROVED AS TO FORM:


BY: 
CHIEF ASSISTANT CITY ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTION
STORM DRAIN EASEMENT

A PORTION OF PARCEL 5 OF PARCEL MAP NO. 20166 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 131, PAGES 11 AND 12 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AND PARCEL B OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS EVIDENCED BY DOCUMENT RECORDED MARCH 3, 2015, AS INSTRUMENT NO. 2015-0082670, OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

TWO STRIPS OF LAND, BOTH 20.00 FEET WIDE, THE CENTERLINES OF WHICH BEING DESCRIBED AS FOLLOWS:

STRIP 1

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID PARCEL 5 WITH A NON-TANGENT 945.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, CONCENTRIC WITH AND 55.00 FEET NORTHEASTERLY OF, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SYCAMORE CANYON BOULEVARD, SHOWN AS BOX SPRINGS BOULEVARD ON SAID PARCEL MAP, A RADIAL LINE TO SAID POINT BEARS SOUTH 68°12'00" WEST; THENCE, ALONG SAID SOUTHERLY LINE, NORTH 89°21'17" EAST 96.34 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE, LEAVING SAID SOUTHERLY LINE, NORTH 33°33'41" WEST 11.39 FEET; THENCE, NORTH 62°33'57" WEST 115.39 FEET TO THE BEGINNING OF A NON-TANGENT 935.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, SAID CURVE BEING CONCENTRIC WITH AND 10.00 FEET EASTERLY OF, MEASURED AT RIGHT ANGLES, FROM LAST SAID 945.00 FOOT RADIUS CURVE, A RADIAL LINE TO SAID POINT BEARS SOUTH 72°06'41" WEST; THENCE, ALONG SAID 935.00 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 05°02'48" AND AN ARC DISTANCE OF 82.35 FEET TO A LINE PARALLEL WITH AND 65.00 FEET EASTERLY OF THE CENTERLINE OF SYCAMORE CANYON BOULEVARD, SHOWN AS BOX SPRINGS BOULEVARD ON SAID PARCEL MAP; THENCE, ALONG SAID PARALLEL LINE, NORTH 12°50'31" WEST 258.65 FEET TO THE BEGINNING OF A TANGENT 98.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°06'07" AND AN ARC DISTANCE OF 41.22 FEET; THENCE, NORTH 11°15'36" EAST 16.80 FEET TO A POINT HERINAFTER REFERRED TO AS POINT 'A', AND THE POINT OF TERMINATION.

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STRIP 2

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID PARCEL 5 WITH A NON-TANGENT 945.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, CONCENTRIC WITH AND 55.00 FEET NORTHEASTERLY OF, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF SYCAMORE CANYON BOULEVARD, SHOWN AS BOX SPRINGS BOULEVARD ON SAID PARCEL MAP, A RADIAL LINE TO SAID POINT BEARS SOUTH 68°12'00" WEST; THENCE, ALONG SAID 945.00 RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 08°57'29" AND AN ARC DISTANCE OF 147.75 FEET TO A LINE PARALLEL WITH AND 55.00 FEET EASTERLY OF SAID CENTERLINE; THENCE, ALONG SAID PARALLEL LINE, NORTH 12°50'31" WEST 308.17 FEET TO THE BEGINNING OF A NON-TANGENT 50.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 39°19'38" WEST, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°35'14" AND AN ARC DISTANCE OF 17.97 FEET; THENCE, NORTH 71°15'36" EAST 8.29 TO THE HEREIN BEFORE MENTIONED POINT 'A'; THENCE, NORTH 71°15'36" EAST 179.93 FEET TO THE BEGINNING OF A TANGENT 50.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°50'00" AND AN ARC DISTANCE OF 35.63 FEET; THENCE, NORTH 30°25'36" EAST 32.28 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID PARCEL B AND THE POINT OF TERMINATION.

THE SIDELINES OF STRIP 1 SHALL BE PROLONGED OR SHORTENED SO AS TO BEGIN AT SAID SOUTHERLY LINE OF PARCEL 5, AND SHALL TERMINATE AT THE SOUTHEASTERLY LINE OF STRIP 2.

THE SIDELINES OF STRIP 2 SHALL BE PROLONGED OR SHORTENED SO AS TO BEGIN AT SAID 55.00 FOOT OFFSET PARALLEL LINE, AND SHALL TERMINATE AT THE EASTERLY LINE OF SAID PARCEL B.

CONTAINING 0.36 ACRES (15,765 SQ. FT.), MORE OR LESS.

PREPARED UNDER THE SUPERVISION OF:

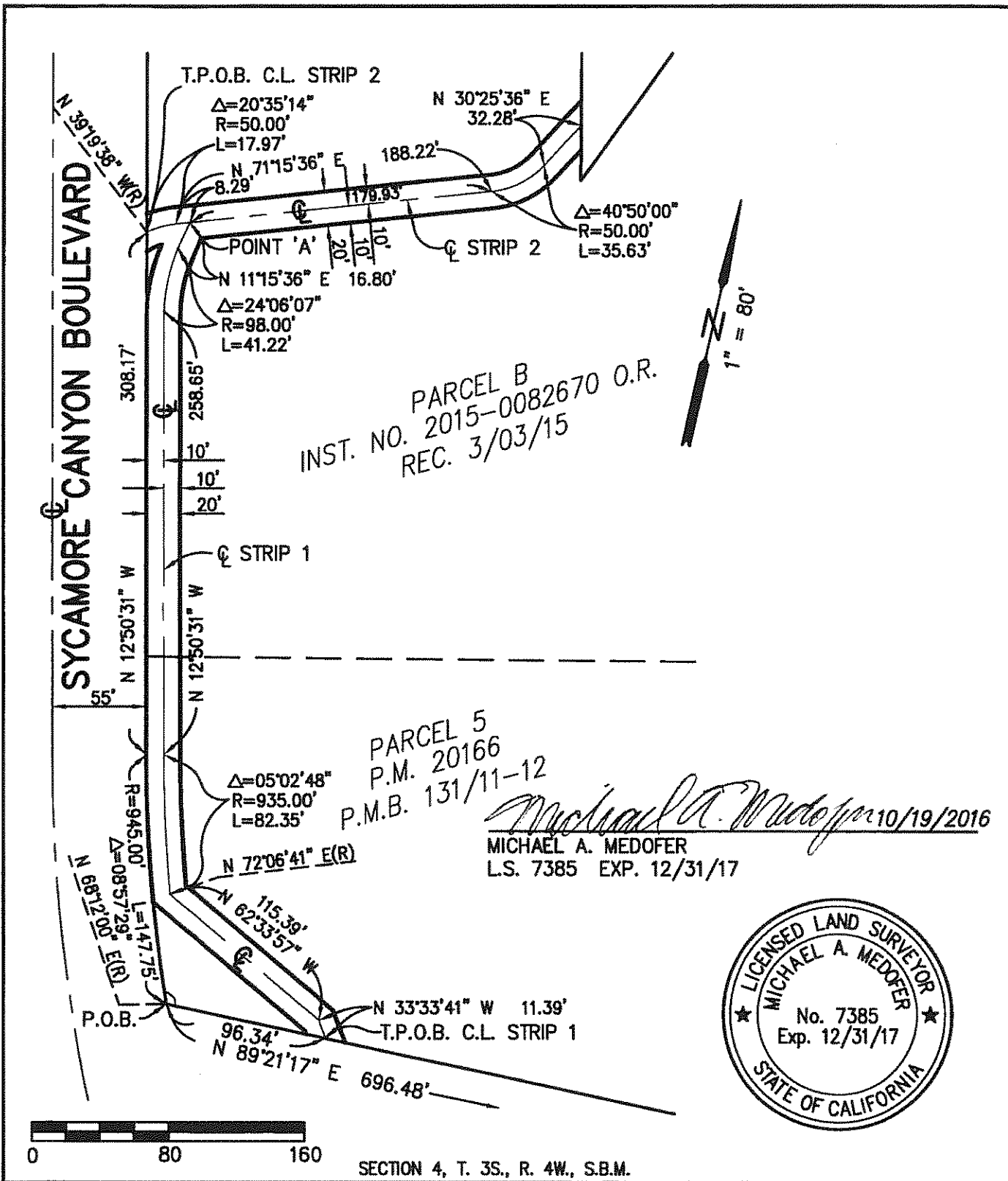


Michael A. Medofer 10/19/16
MICHAEL A. MEDOFER DATE
L.S. 7385 EXP. 12/31/17

DESCRIPTION APPROVAL:

BY: *Curtis C. Stephens* 10/20/16
DATE
FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

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PARCEL B
 INST. NO. 2015-0082670 O.R.
 REC. 3/03/15

PARCEL 5
 P.M. 20166
 P.M.B. 131/11-12

Michael A. Medofer 10/19/2016
 MICHAEL A. MEDOFER
 L.S. 7385 EXP. 12/31/17



SECTION 4, T. 3S., R. 4W., S.B.M.

CITY OF RIVERSIDE, CALIFORNIA D-17361

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

W.O.

SCALE: 1" = 80'

DRWN BY: MAM DATE 10/19/16
 CHKD BY: DATE

SUBJECT: STORM DRAIN EASEMENT