

2017-0099590

03/10/2017 08:54 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)

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

Handwritten signature/initials

Project: 1151 Spruce Street Verizon Easement
Por. A.P.N.: 249-140-026
Address: 1151 Spruce Street

D- 17393

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Blue Mountain Two, 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 **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 **ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES**.

Dated 2/21/2017

Blue Mountain Two, L.P., a California limited partnership

By: [Signature]

By: Daniel C. Burke

Print Name: Michael P. Burke

Print Name: DANIEL C. BURKE

Title: GENERAL PARTNER

Title: GEN. PARTNER

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 ORANGE } ss

On FEB. 21ST, 2017, before me, AMITA DEJWAN,

notary public, personally appeared, MICHAEL P. BURKE AND DANIEL C. BURKE,

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

DATED March 8, 2017

CITY OF RIVERSIDE

By: 

David Welch
Real Property Services Manager

APPROVED AS TO FORM:

BY: 
ASSISTANT CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

Project: 1151 Spruce Street Verizon Easement
Por. A.P.N.: 249-140-026
Address: 1151 Spruce Street

Being a strip of land 6.00 feet wide over that portion of the southwest One-Quarter of the Southeast One-Quarter of section 18, Township 2 South, Range 4 West, San Bernardino Base and Meridian, the centerline of said strip described as follows:

COMMENCING at the centerline intersection of Spruce Street and Rustin Avenue, as shown on Record of Survey on file in Book 50, Page 81 of Records of Survey, Records of Riverside County, California;

Thence North 89°46'40" West, along the centerline of said Spruce Street, a distance of 660.58 feet to the Southerly prolongation of the Easterly line of Parcel 2 of said Record of Survey;

Thence leaving said centerline North 00°14'50" West, along said Southerly prolongation, a distance of 44.00 feet to the Southeasterly corner of said Parcel 2;

Thence continuing North 00°14'50" West, along the Easterly line of said Parcel 2, a distance of 526.26 feet to the Beginning of the centerline of a 6' wide Public Utilities Easement conveyed to the City of Riverside by Document No. 2016-0551436, Recorded December 12, 2016, Official Records of Riverside County, California;



Thence South 78°07'20" East along centerline of said 6' wide Public Utilities Easement, a distance of 17.27 feet to the **POINT OF BEGINNING**;

Thence North 00°34' 27" East, a distance of 62.00 feet to **END** of said strip.

EXCEPTING THEREFROM that portion lying Southerly of the Northerly line of said 6' wide Public Utilities Easement.

Area – 354 S.F. more or less

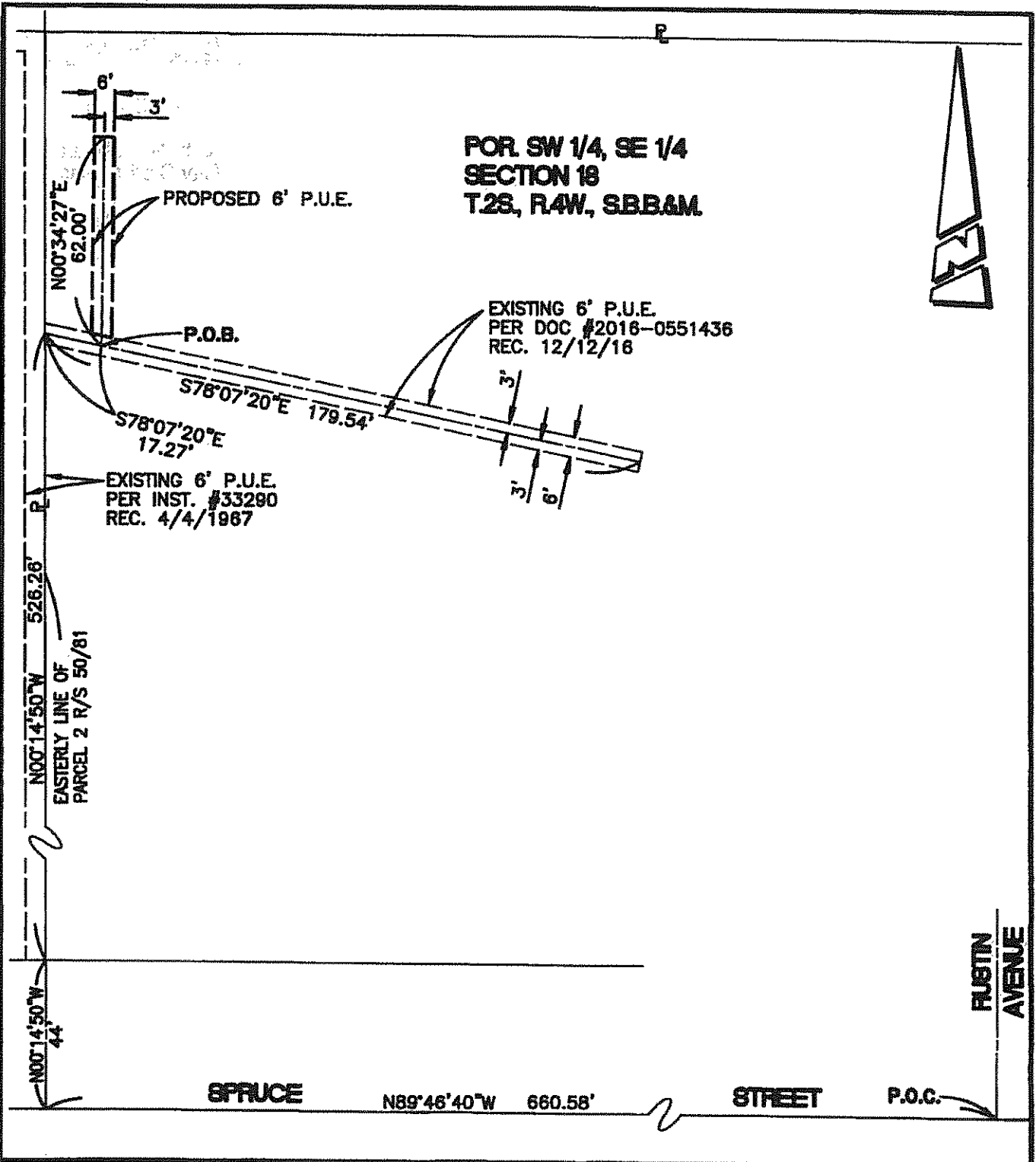
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 2/1/17 Prep. 
Curtis C. Stephens, L.S. 7519 Date



D-17393

FOR SW 1/4, SE 1/4
SECTION 18
T2S, R4W, SBB&M.



PROPOSED 6' P.U.E.

EXISTING 6' P.U.E.
PER DOC #2016-0551436
REC. 12/12/16

EXISTING 6' P.U.E.
PER INST. #33290
REC. 4/4/1967

EASTERLY LINE OF
PARCEL 2 R/S 50/81

SPRUCE STREET P.O.C. N89°46'40"W 660.58'

FURBURN AVENUE

• 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"=40'

DRAWN BY: CURT

DATE: 2/8/16

1151 SPRUCE STREET - POR. APN 249-140-026

D-17393