

When recorded mail to:

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

2017-0310282

07/28/2017 03:42 PM Fee: \$ 0.00

Page 1 of 7

Recorded in Official Records
County of Riverside
Peter Aldana
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)

155					R	A	Exam: 110		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
7									
SIZE	NCOR	SMF	NCHG T:	NCHG T					

FOR RECORDER'S OFFICE USE ONLY

Project: Tract No. 32292

Por. A.P.N.: 207-130-034

D - 17421

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Tandy-Starke, LLC, a California 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 **Sanitary Sewer 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

D-17421

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 **Sanitary Sewer Facilities**.

Dated: 7/21/17

**Tandy-Starke, LLC,
a California limited liability company**

By: 

By: _____

Print Name: John Starke Scott

Print Name: _____

Title: Managing Member

Title: _____

D-17421

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 Washington

County of Skamania } ^{SS}

Marissa Skarr 

On July 21, 2017, before me, ~~Coram~~ ~~Notary~~ ~~Public~~

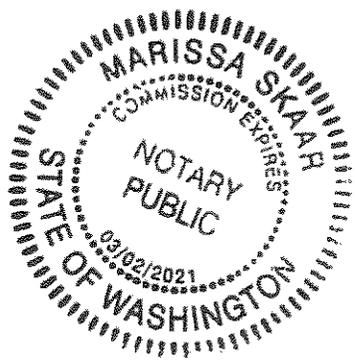
notary public, personally appeared, John Starke Skarr,

as managing member of Tandy-Starke, LLC,
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.


Notary Signature



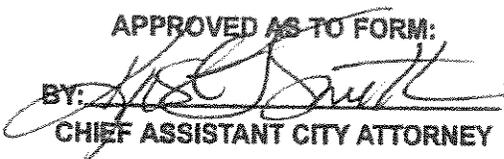
D.17421

**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 July 19, 2017

CITY OF RIVERSIDE
By: 
David Welch
Real Property Services Manager

APPROVED AS TO FORM:
BY: 
CHIEF ASSISTANT CITY ATTORNEY

D-17421

EXHIBIT "A"
SEWER EASEMENT

THAT CERTAIN REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 2 OF PARCEL MAP No. 26475, AS SHOWN BY MAP ON FILE IN BOOK 173, PAGE 90 THROUGH 92 INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID PARCEL 2;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 2 NORTH 60°14'38" WEST, A DISTANCE OF 11.09 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 39°32'48" WEST, A DISTANCE OF 60.79 FEET TO THE EASTERLY LINE OF SAID PARCEL 2;

THENCE SOUTH 49°26'28" WEST, ALONG THE EASTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 159.90 FEET TO A LINE PARALLEL WITH AND 7.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY LINE THEREOF;

THENCE ALONG SAID PARALLEL LINE, NORTH 60°21'10" WEST, A DISTANCE OF 158.11 FEET;

THENCE NORTH 87°52'54" WEST, A DISTANCE OF 88.17 FEET TO THE EASTERLY RIGHT OF WAY OF KEATS DRIVE AS SHOWN ON SAID PARCEL MAP No. 26475, SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 73.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 77°14'54" EAST;

THENCE NORTHERLY ALONG SAID RIGHT OF WAY AND CURVE THROUGH A CENTRAL ANGLE OF 15°45'54", A DISTANCE OF 20.09 FEET TO A LINE PARALLEL WITH AND 20.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN COURSE DESCRIBED PREVIOUSLY HEREIN AS NORTH 87°52'54" WEST, AND A DISTANCE OF 88.17 FEET;

THENCE ALONG SAID PARALLEL LINE SOUTH 87°52'54" EAST, A DISTANCE OF 92.11 FEET TO A LINE PARALLEL WITH AND 27.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY LINE OF SAID PARCEL 2;

THENCE ALONG SAID PARALLEL LINE SOUTH 60°21'10" EAST, A DISTANCE OF 148.95 FEET TO A LINE PARALLEL WITH AND 20.00 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE EASTERLY LINE OF SAID PARCEL 2;

D-17421

THENCE ALONG SAID PARALLEL LINE NORTH 49°26'28" EAST, A DISTANCE OF 144.11 FEET TO A LINE PARALLEL WITH AND 20.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN COURSE DESCRIBED PREVIOUSLY HEREIN AS SOUTH 39°32'48" WEST, AND A DISTANCE OF 60.79 FEET;

THENCE ALONG SAID PARALLEL LINE NORTH 39°32'48" EAST, A DISTANCE OF 55.61 FEET TO THE NORTHERLY LINE OF SAID PARCEL 2;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 2 SOUTH 60°14'38" EAST, A DISTANCE OF 20.30 FEET TO THE POINT OF BEGINNING.

CONTAINS 9068 SF (0.21 ACRES) MORE OR LESS.



Vincent Kleppe
VINCENT G. KLEPPE LS 7181
EXP. 12-31-17

4-12-17
DATE

PREPARED FOR AND ON BEHALF OF THE PRIZM GROUP

P:/TPG/14/14-014/EASEMENT/14-014 SEWER EASEMENT.doc.doc

DESCRIPTION APPROVAL:

BY: DPW 4/17/2017
DATE

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

D-17421

RECEIVED

City Clerk's Office
City of Riverside

PM 26475
PMB 173/90-92

N39°32'48"E 55.61'

S60°14'38"E 20.30'

N60°14'38"W 11.09'

P.O.B.

P.O.C.

1956 KEATS DRIVE
APN: 207-130-034

EXISTING STORM DRAIN
EASEMENT PER PM 26475

S60°21'10"E 148.95'

S87°52'54"E 92.11'

N60°21'10"W 158.11'

EXISTING P.U.E.
EASEMENT PER PM 26475

N87°52'54"W 88.17'

PAR. 1

PAR. 2

N49°26'28"E 144.11'

S49°26'28"W 159.90'

S39°32'48"W 60.79'

UNIVERSITY WASH CHANNEL

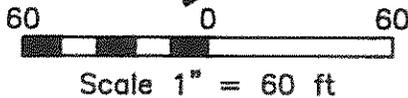
LATHAM STREET

S77°14'54"E
RAD

KEATS DRIVE

LEGEND

INDICATES EASEMENT
(9068 SF)



CURVE TABLE:

NUMBER	DELTA ANGLE	ARC LENGTH	RADIUS
①	15°45'54"	20.09'	73.00'



DRAWN BY: VGK

DATE: 4-12-17

JOB. NO.: 14-014

FILE: P:\TPG\14\14-014\EASEMENTS\14-014 SEWER EASEMENT.DWG

CIVIL ENGINEERS AND LAND SURVEYORS

PRIZM GROUP

- LEICA HD8 LASER SCANNING
- GPS & ROBOTIC SURVEYING
- GEOMATIC ENGINEERING
- CIVIL ENGINEERING
- LAND PLANNING

310 N. COTA ST. SUITE 1, CORONA, CA 92880
PHONE: (951) 737-4408
tpg@the-prizm-group.com

EXHIBIT "B"
SEWER
EASEMENT

SHT. NO.

1

OF 1

D-17421