

2017-0299639

07/21/2017 03:45 PM 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:	110	
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
6	1								
SIZE	NCOR	SMF	NCHGT:			NCHG			

FOR RECORDER'S OFFICE USE ONLY

Project: CBU Easement Quitclaim
Por. APN: 233-120-010
Address: 3532 Monroe Street

D- 17424

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CALIFORNIA BAPTIST UNIVERSITY, a Non-Profit Religious Benefit 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 **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**.

Date: 6/21/2017

CALIFORNIA BAPTIST UNIVERSITY, a
Non-Profit Religious Benefit Corporation

By: [Signature]

Print Name: MARK HOWE

Title: VP for Finance & Administration / CFO

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

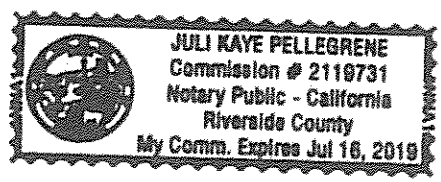
On June 21, 2017, before me, JULI KAYE PELLEGRENE,
notary public, personally appeared, MARK HOWE

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.

[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 July 18, 2017

CITY OF RIVERSIDE

By: 

David Welch
Real Property Services Manager

APPROVED AS TO FORM:

BY: 
CHIEF ASSISTANT CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

Project: CBU Easement Quitclaim
APN: 233-120-010
Address: 3532 Monroe Street

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

Parcel 1

The Southeast 12.00 feet of the Northwest 19.00 feet of the Southwest 17.00 feet of the Northeast 21.00 feet of Lot 9, Block 24 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72 of Maps, Records of San Bernardino County, California.

Area – 204 S.F.

Parcel 2

That portion of Lot 9, Block 24 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72 of Maps, Records of San Bernardino County, California, described as follows:

COMMENCING at the Most Northerly corner of said Lot 9;

Thence South 33°37'45" East, along the Northeast line of said Lot 9, a distance of 383.00 feet;

Thence South 56°22' West, parallel with the Northwest line of said Lot 9, a distance of 4.00 feet to a point on a line parallel with and distant 4.00 feet Southwesterly, measured at right angles to the Northeast line of said Lot 9, being **THE POINT OF BEGINNING** of the parcel to be described;

Thence continuing South 56°22' West, parallel with the Northwest line of said Lot 9, a distance of 128.00 feet, this course is herein after referred to as "Course A";

Thence South 33°37'45" East, parallel with the Northeast line of said Lot 9, a distance of 20.00 feet;

Thence North 56°22' East, parallel with the Northwest line of said Lot 9, a distance of 24.00 feet;

Thence North 29°58'44" East, a distance of 27.00 feet to a point on a line parallel with and distant 8.00 feet southeasterly, measured at right angles to said "Course A";

Thence North 56°22' East, along said parallel line, a distance of 79.81 feet to a point on said line parallel with and distant Southwesterly 4.00 feet, measured at right angles to the Northeast line of said Lot 9;

Thence North 33°37'45" West, along above said parallel line, a distance of 8.00 feet to **THE POINT OF BEGINNING.**

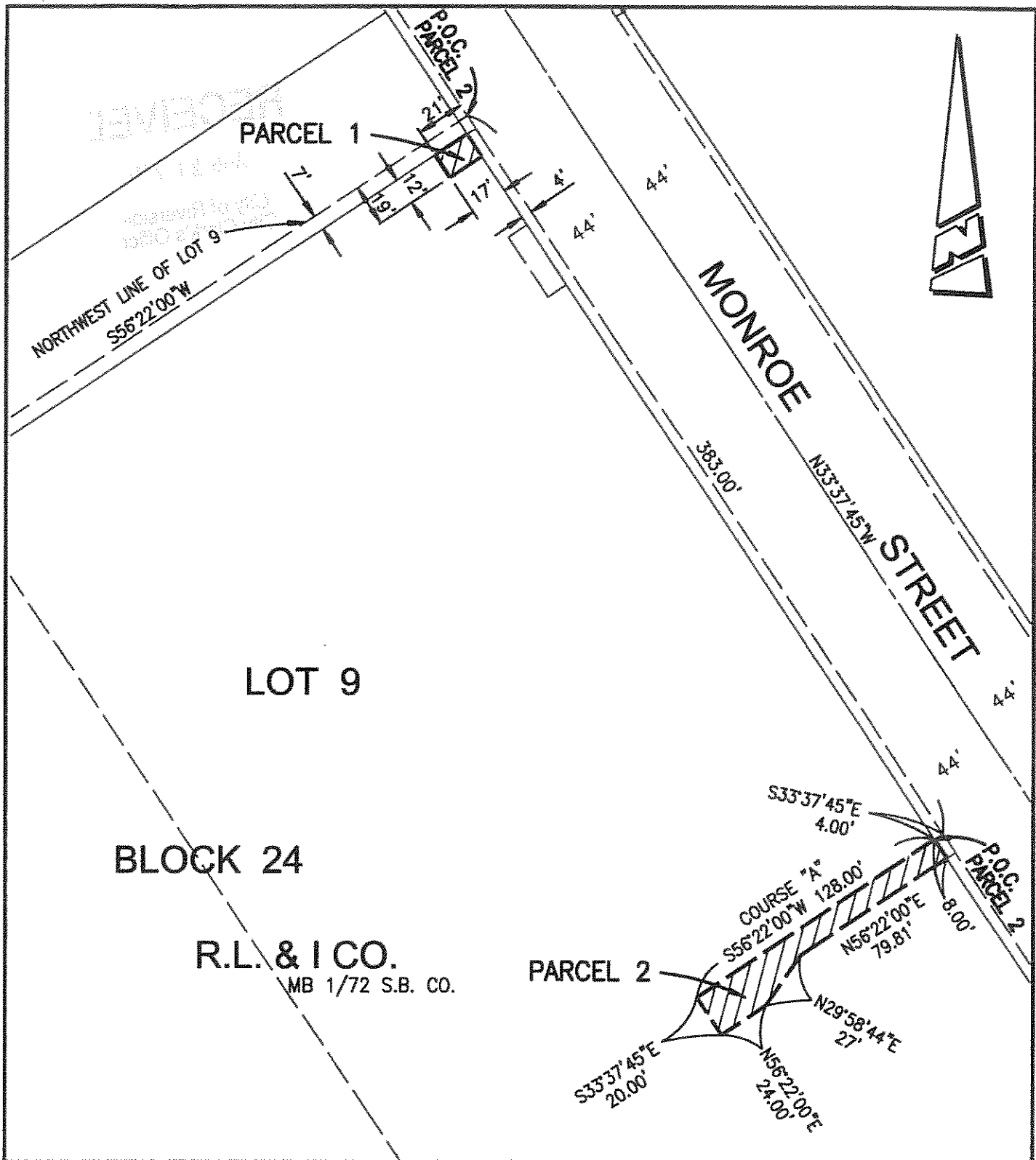
Area – 1457.1 S.F. more or less

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

Curtis C. Stephens 5/9/17 Prep. 
Curtis C. Stephens, L.S. 7519 Date



D-17424



• 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"=NTS

DRAWN BY: CURT

DATE: 5/3/17

SUBJECT: APN 233-120-010 PUE - 3532 MONROE STREET

D-17424