

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)

Project: Tract 37107
Por. A.P.N. 294-040-002,
297-100-026 & 297-110-011

2018-0348830

08/30/2018 08:42 AM Fee: \$ 0.00

Page 1 of 9

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



380

FOR RECORDER'S OFFICE USE ONLY

D - 17492

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **MERIDIAN PARK, 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 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 **Sanitary Sewer Facilities**.

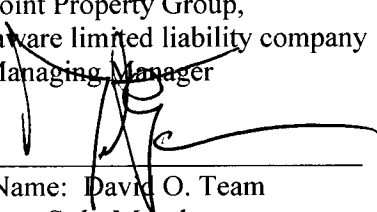
SEE ATTACHED SIGNATURE BLOCK

MERIDIAN PARK, LLC,
a Delaware limited liability company

By: Meridian Park Holdings, LLC,
a Delaware limited liability company
Its: Sole Member

By: WPG Meridian Park, LLC,
a California limited liability company
Its: Managing Member

By: Waypoint Property Group,
a Delaware limited liability company
Its: ~~Managing Manager~~

By: 
Name: David O. Team
Its: Sole Member

Date: August 8, 2018

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 San Bernardino } ^{ss}

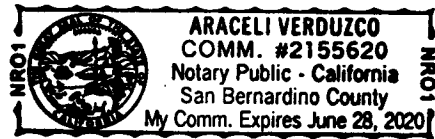
On 8/8/2018, before me, Araceli Verduzco,
notary public, personally appeared, David O. Team

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.

A. Verduzco
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 August 29, 2018
Approved as to Form:

By: [Signature]
Anthony L. Beaumon
Deputy City Attorney

CITY OF RIVERSIDE
By: [Signature]
David Welch
Real Property Services Manager

EXHIBIT "A"

LEGAL DESCRIPTION SEWER EASEMENT

PARCEL "A"

IN PLANNING JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY WITHIN THE UNINCORPORATED COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING THAT PORTION OF BLOCK 11 AND BLOCK 19 OF ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA BEING DESCRIBED AS PARCELS "A" AND "B" OF THAT CERTAIN GRANT DEED RECORDED MAY 4, 2018 AS DOCUMENT NO. 2018-0174957 AND WITHIN THAT PORTION OF THE QUITCLAIM DEED RECORDED MAY 25, 2001 AS DOCUMENT NO. 2001-234433, BOTH OF OFFICIAL RECORDS OF SAID COUNTY, IN SECTION 15, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, LYING WITHIN A STRIP OF LAND 20.00 FEET IN WIDTH, THE CENTERLINE BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE IN THE EAST LINE OF SAID PARCEL "A" SHOWN ON SAID GRANT DEED AS "SOUTH 30°35'36" EAST, 1640.15 FEET", SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1 OF TRACT NO. 35678 AS SHOWN BY MAP ON FILE IN BOOK 430 OF MAPS AT PAGES 94 THROUGH 96 THEREOF, SAID POINT ALSO BEING THE NORTHWEST CORNER OF PARCEL 1 OF PARCEL MAP NO. 36577 AS SHOWN BY MAP ON FILE IN BOOK 226 AT PAGES 100 THROUGH 102 THEREOF, BOTH RECORDS OF SAID COUNTY; THENCE, ALONG THE EASTERLY LINE OF SAID PARCEL "A", SOUTH 30°35'36" EAST, 579.73 FEET TO THE **POINT OF BEGINNING** OF SAID CENTERLINE DESCRIPTION;

THENCE, LEAVING SAID SOUTHWESTERLY LINE, SOUTH 00°39'35" WEST, 65.09 FEET;

THENCE SOUTH 21°50'25" EAST, 388.37 FEET;

THENCE SOUTH 30°35'36" EAST, 466.84 FEET;

THENCE SOUTH 03°15'18" WEST, 396.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1405.00 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 01°37'13" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°56'12" AN ARC LENGTH OF 243.67 FEET;

THENCE SOUTH 45°49'44" WEST, 109.12 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID PARCEL "A",

THENCE CONTINUING ALONG SAID LINE, SOUTH 45°49'44" WEST, 76.69 FEET;

THENCE SOUTH 00°49'55" WEST, 11.36 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT "A"**, ALSO BEING THE TERMINATION OF SAID CENTERLINE DESCRIPTION.

THE SIDELINES OF SAID STRIP TO TERMINATE IN A LINE PASSING THROUGH SAID **POINT "A"** HAVING A BEARING OF NORTH 74°55'36" EAST.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 35,146 SQUARE FEET, MORE OR LESS.

PARCEL "B"

IN PLANNING JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY WITHIN THE UNINCORPORATED COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING THAT PORTION OF BLOCK 19 OF ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA BEING DESCRIBED AS PARCELS "A" AND "B" OF THAT CERTAIN GRANT DEED RECORDED MAY 4, 2018 AS DOCUMENT NO. 2018-0174957 AND WITHIN THAT PORTION OF THE QUITCLAIM DEED RECORDED MAY 25, 2001 AS DOCUMENT NO. 2001-234433, BOTH OF OFFICIAL RECORDS OF SAID COUNTY, IN SECTION 15, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, LYING WITHIN A STRIP OF LAND 20.00 FEET IN WIDTH, THE CENTERLINE BEING DESCRIBED AS FOLLOWS:

COMMENCING AT POINT "A" AS REFERRED TO IN THE HEREIN BEFORE DESCRIBED PARCEL "A";

THENCE SOUTH 00°49'55" WEST, 292.15 FEET TO THE NORTHERLY LINE OF SAID PARCEL "B", BEING THE **POINT OF BEGINNING** OF SAID CENTERLINE DESCRIPTION;

THENCE CONTINUING SOUTH 00°49'55" WEST, 24.74 FEET;

THENCE SOUTH 30°49'55" WEST, 145.76 FEET;

THENCE SOUTH 07°52'05" EAST, 610.06 FEET;

THENCE SOUTH 47°28'29" WEST, 18.58 FEET TO THE WEST LINE OF SAID PARCEL "B", BEING THE TERMINATION OF SAID CENTERLINE DESCRIPTION.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 15,983 SQUARE FEET, MORE OR LESS.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

Jake W. Lappert 6-26-2018
JAKE W. LAPPERT DATE
LS 9303

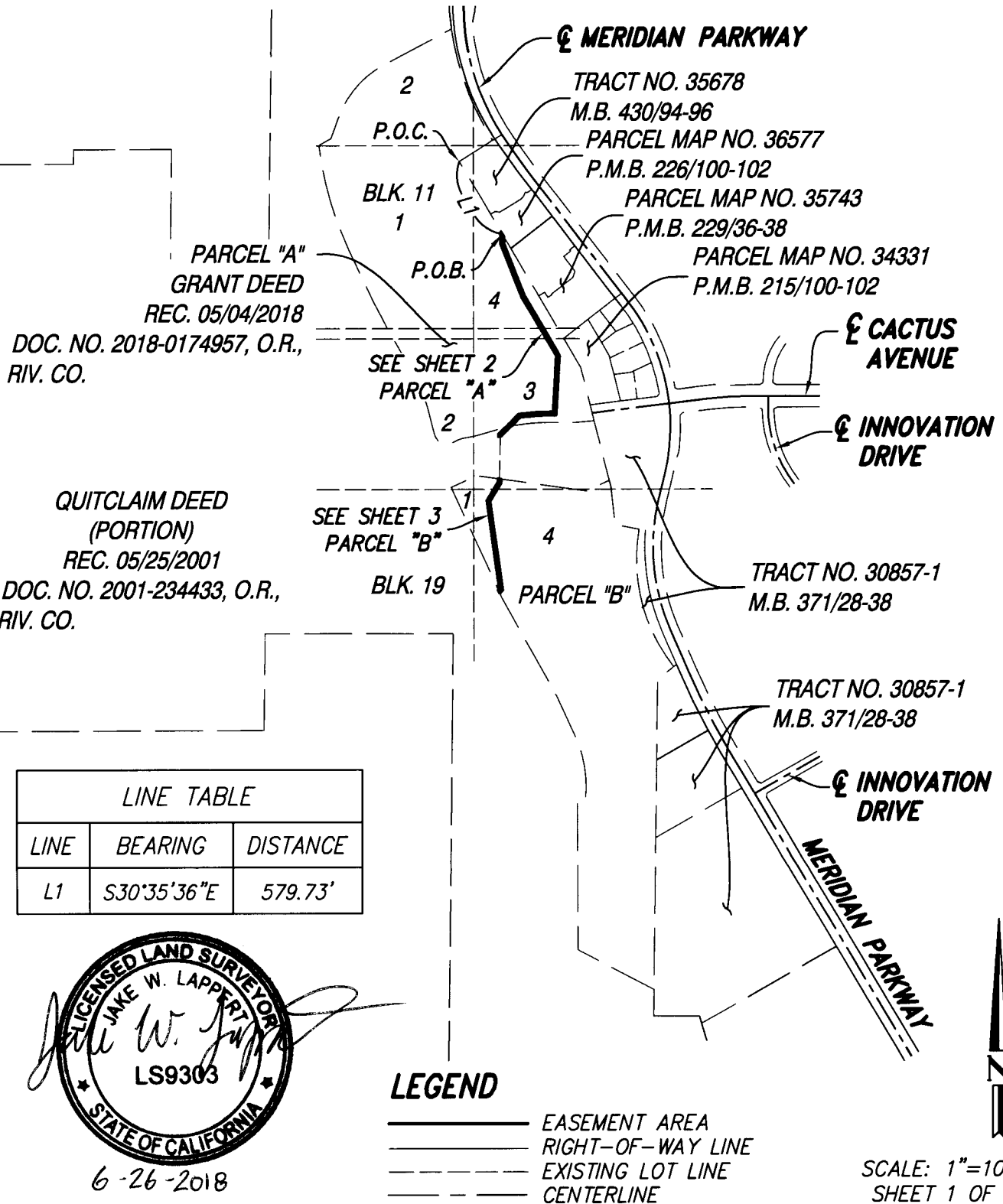


DESCRIPTION APPROVAL:

BY: [Signature] 7/12/18
DATE

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

SEWER EASEMENT



PARCEL "A"
GRANT DEED
REC. 05/04/2018
DOC. NO. 2018-0174957, O.R.,
RIV. CO.

QUITCLAIM DEED
(PORTION)
REC. 05/25/2001
DOC. NO. 2001-234433, O.R.,
RIV. CO.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S30°35'36"E	579.73'



6-26-2018

LEGEND

- EASEMENT AREA
- RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- CENTERLINE

SCALE: 1"=1000'
SHEET 1 OF 3

SEWER EASEMENT - PLAT
COUNTY OF RIVERSIDE, CALIFORNIA

JLARC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning

160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860

SEC. 15, T. 3 S., R. 4 W., S.B.M.





SEWER EASEMENT

SEE SHEET 1

PARCEL MAP NO. 36577

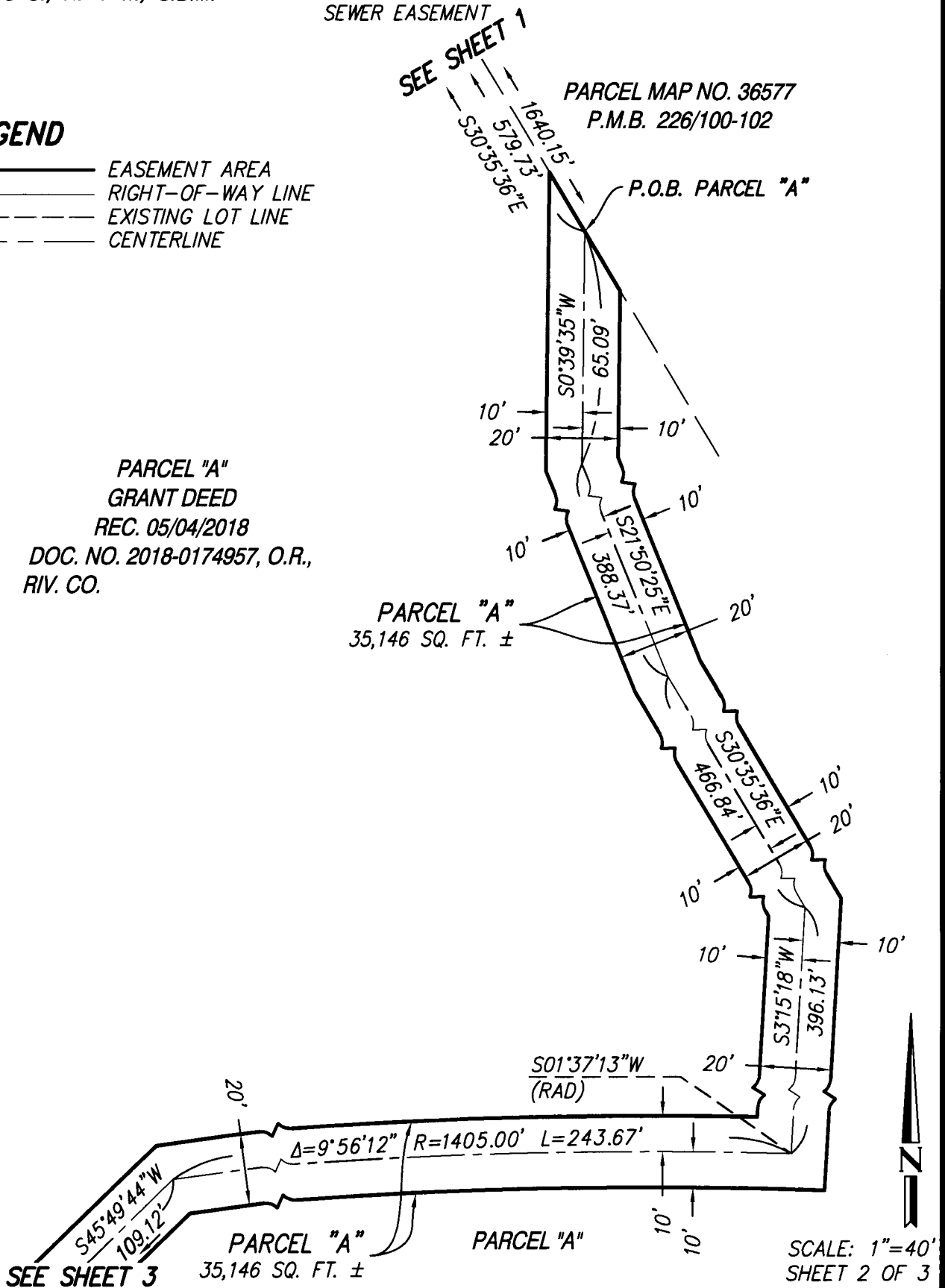
P.M.B. 226/100-102

LEGEND

-  EASEMENT AREA
-  RIGHT-OF-WAY LINE
-  EXISTING LOT LINE
-  CENTERLINE

PARCEL "A"
 GRANT DEED
 REC. 05/04/2018
 DOC. NO. 2018-0174957, O.R.,
 RIV. CO.

PARCEL "A"
 35,146 SQ. FT. ±



SEWER EASEMENT - PLAT
 COUNTY OF RIVERSIDE, CALIFORNIA

ORC Engineering, Inc.
 Civil Engineering/Land Surveying/Land Planning

160 S. Old Springs Road, Ste. 210
 Anaheim Hills, California 92808
 (714) 685-6860

SEC. 15, T. 3 S., R. 4 W., S.B.M.

SEWER EASEMENT

SEE SHEET 2

PARCEL "A"
35,146 SQ. FT. ±

PARCEL "A"

QUITCLAIM DEED
(PORTION)

REC. 05/25/2001

DOC. NO. 2001-234433, O.R.,

RIV. CO.

POINT "A"

P.O.C.

PARCEL "B"

S0°49'55"W 292.15'

P.O.B. PARCEL "B"

SEE BELOW RIGHT

PARCEL "B"
15,983 SQ. FT. ±

S0°49'55"W
11.36'

N74°55'36"E





PARCEL "B"

20'
10' S0°49'55"W 24.74'
10'

PARCEL "B"
15,983 SQ. FT. ±

PARCEL "B"
GRANT DEED
REC. 05/04/2018
DOC. NO. 2018-0174957, O.R.,
RIV. CO.

LEGEND

-  EASEMENT AREA
-  RIGHT-OF-WAY LINE
-  EXISTING LOT LINE
-  CENTERLINE

SEE ABOVE LEFT



SCALE: 1"=40'
SHEET 3 OF 3

SEWER EASEMENT - PLAT
COUNTY OF RIVERSIDE, CALIFORNIA

ORC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning

160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860