

Recording Requested By  
CHICAGO TITLE COMPANY

009995

When recorded mail to:

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

RECEIVED FOR RECORD  
AT 8:00AM

JAN 12 1998

**FREE RECORDING**

This instrument is for the benefit  
of the City of Riverside and is  
entitled to be recorded without  
fee (Government Code §6103)

Recorded in Official Records  
of Riverside County, California  
Recorder

Fees \$ \_\_\_\_\_

FOR RECORDER'S OFFICE USE ONLY

Project: Arlington Avenue Underpass  
@ B.N.S.F. RR.  
A.P.N. 225-350-054

D. -

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CHERYL TAVAGLIONE**, as Successor Trustee to **THE TAVAGLIONE FAMILY TRUST**, dated October 19, 1978, as Grantor, grants to the CITY OF RIVERSIDE, a municipal corporation of the State of California, 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 roadway slope purposes, sanitary sewer facilities, and electric energy distribution facilities, together with all necessary appurtenances, in, under, upon, over and along that certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of the Southeast Quarter of the Southeast Quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, described as follows:

**BEGINNING** at the southeasterly corner of that certain parcel of land described in deed to Leonard Tavaglione, et al., as Parcel 3 by Grant Deed recorded March 2, 1959, in Book 2423, Page 404, et seq., of Official Records of Riverside County, California; said corner being in a line parallel with and distant 55.00 feet northerly, as measured at right angles, from the south line of said

6056204-122

Section 34;

**THENCE** South 89° 46' West, along said parallel line, a distance of 14.40 feet;

**THENCE** North 45° 13' 13" West, a distance of 38.56 feet to a line parallel with and distant 82.27 feet northerly, as measured at right angles, from said south line of Section 34;

**THENCE** North 89° 46' East, along said last mentioned parallel line, a distance of 8.66 feet;

**THENCE** South 45° 13' 13" East, a distance of 18.85 feet to a line parallel with and distant 68.94 feet northerly, as measured at right angles, from said south line of Section 34;

**THENCE** North 89° 46' East, along said last mentioned parallel line, a distance of 19.67 feet to said easterly line of Parcel 3;

**THENCE** South 0° 14' East, along said easterly line, a distance of 13.96 feet to the **POINT OF BEGINNING**.

Area - 413 square feet.

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



Mark S. Brown 10/14/99 Date Prep. Kap  
 Mark S. Brown, L.S. 5655  
 License Expires 9/30/99

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 roadway slope purposes, sanitary sewer facilities, and electric energy

distribution facilities.

Dated Oct 16, 1997

**CHERYL TAVAGLIONE, as Successor of THE TAVAGLIONE FAMILY TRUST, dated October 19, 1978**

*Cheryl Tavaglione*  
**CHERYL TAVAGLIONE, Successor Trustee**

**GENERAL ACKNOWLEDGMENT**

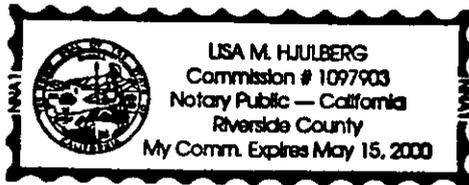
State of California }  
County of Riverside } ss

On 10-16-97, before me Lisa M. Hjulberg  
(date) (name)

a Notary Public in and for said State, personally appeared

Cheryl Tavaglione  
Name(s) of Signer(s)

personally known to me - OR -  proved to me on the basis of satisfactory evidence to be the person ~~(s)~~ whose name ~~(s)~~ <sup>is/are</sup> 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.



WITNESS my hand and official seal.

*Lisa M. Hjulberg*  
Signature

**OPTIONAL SECTION**

**CAPACITY CLAIMED BY SIGNER**

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)

Title \_\_\_\_\_

Title \_\_\_\_\_

- ( ) Guardian/Conservator

- ( ) Individual(s)

- Trustee ~~(s)~~
- ( ) Other

- ( ) Partner(s)
- ( ) General
- ( ) Limited

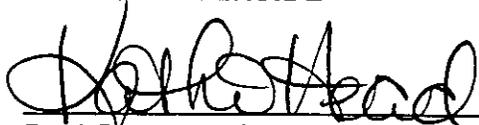
The party ~~(ies)~~ executing this document is/are representing:  
The Tavaglione Family  
Trust, Dated  
October 19, 1978

**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, California, a 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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

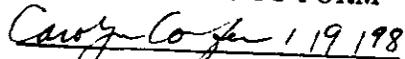
Dated 12/30/97

**CITY OF RIVERSIDE**



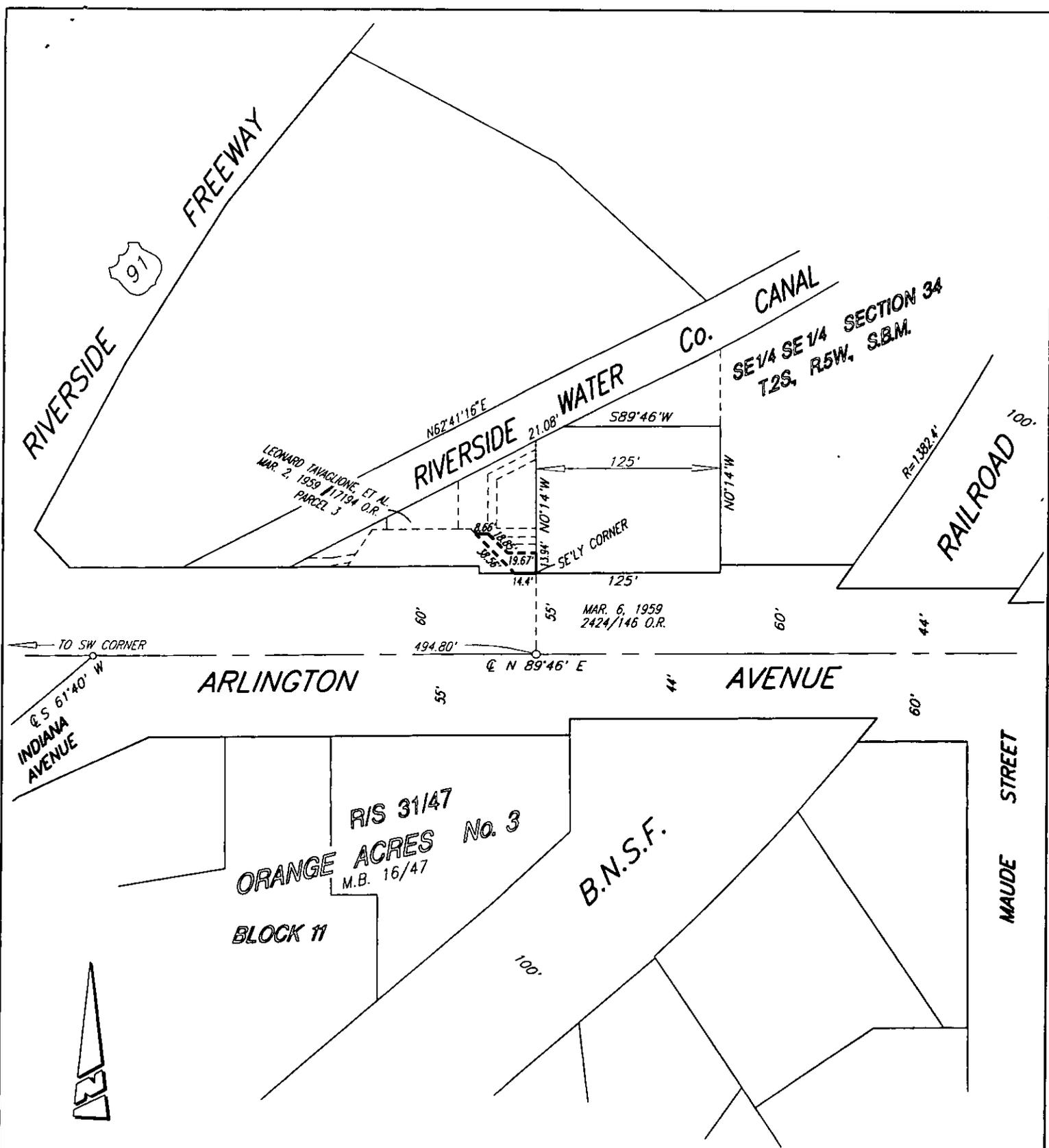
Real Property Services Manager  
of the City of Riverside

**APPROVED AS TO FORM**



CAROLYN CONFER  
ASSISTANT CITY ATTORNEY

TAVA3.SLO



• 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: N.T.S.

DRAWN BY: Kgs 10/11/97

SUBJECT: ARLINGTON AVENUE UNDERPASS - SLOPE (W)