

When recorded mail to:

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

**DOC # 2000-267190**

07/11/2000 08:00A Fee:NC

Page 1 of 7

Recorded in Official Records

County of Riverside

Gary L. Orso

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)



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Project: **Tract No. 29160**  
**Waterline Easement**  
**Magnolia Ave / Indiana Ave**

C  
LC

D - 14586

**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **JMS SAVANNAH, LLC, a California Limited Liability Company**, 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 **waterline 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 **Unincorporated Territory of 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 **waterline facilities**.

Dated 6.27.00

**JMS SAVANNAH, LLC, a California Limited Liability Company**

By

Title

By

Title

APPROVED AS TO FORM

DEPUTY CITY ATTORNEY



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**GENERAL ACKNOWLEDGEMENT**

State of California

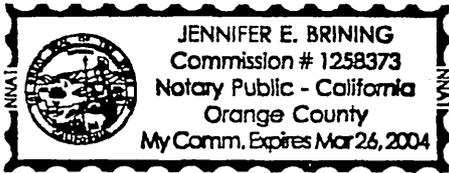
County of Orange } ss

On June 27, 2000, before me Jennifer E. Brining  
(date) (name)

a Notary Public in and for said State, personally appeared

James D. Fuhs, Jr.  
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) 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.



WITNESS my hand and official seal.

Jennifer E. Brining  
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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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 7/6/00

[Signature]  
Real Property Services Manager of the  
City of Riverside

Tr29160cnty



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**EXHIBIT "A"**

**WATERLINE EASEMENT**

All that certain real property in the unincorporated territory of Riverside County, State of California being portions of the 200 foot wide strip of land condemned to Southern California Edison Company by final order of condemnation, being Parcel 1 of Instrument No. 6124 recorded January 20, 1971 in official records of said county, said portions being described as follows:

**PARCEL 1**

Commencing at the intersection of the Northeasterly line of said Southern California Edison Company land with the Northerly line of Indiana Avenue (44 foot half width );  
Thence along said Northerly line North 85° 54' 10" West 69.66 feet to the true point of beginning;  
Thence continuing along said Northerly line North 85°54'10" West 48.00 feet;  
Thence leaving said Northerly line North 4°05'50" East 70.33 feet to a tangent curve, concave Westerly, having a radius of 30.00 feet;  
Thence Northerly along said curve through central angle of 38°24'50", a length of 20.11 feet;  
Thence North 34°19'00" West 92.63 feet;  
Thence South 55°41'00" West 10.00 feet;  
Thence North 34°19'00" West 5.00 feet;  
Thence South 55°41'00" West 108.00 feet;  
Thence North 34°19'00" West 29.00 feet;  
Thence North 55° 41'00" East 5.00 feet;  
Thence North 34° 19'00" West 5.00 feet;  
Thence North 55° 41'00" East 10.00 feet;  
Thence South 34° 19'00" East 5.00 feet;  
Thence North 55° 41'00" East 98.00 feet;  
Thence North 34° 19'00" West 439.50 feet;  
Thence South 55° 41'00" West 128.00 feet;  
Thence North 34° 19'00" West 29.00 feet;  
Thence North 55° 41'00" East 165.00 feet;  
Thence South 34° 19'00" East 13.50 feet;  
Thence North 55° 41'00" East 5.00 feet;  
Thence South 34° 19'00" East 5.00 feet;  
Thence South 55° 41'00" West 5.00 feet;  
Thence South 34° 19'00" East 568.80 feet;  
Thence North 55° 41'00" East 5.00 feet;  
Thence South 34° 19'00" East 5.00 feet;  
Thence South 55° 41'00" West 5.00 feet;  
Thence South 34° 19'00" East 1.73 feet;  
Thence South 34° 39'13" East 32.97 feet; to a tangent curve, concave Westerly, having a radius of 43.00 feet;  
Thence Southerly along said curve through a central angle of 38° 45'02", a length of 29.08 feet;  
Thence South 4° 05'50" West 57.08 feet to the True Point of Beginning.



**PARCEL 2**

Commencing at the intersection of the Northeasterly line of said Southern California Edison Company land with the Southeasterly line of Magnolia Avenue (66 foot half width);  
Thence along said Southerly line South 55° 41' 45" West 3.00 feet to the True Point of Beginning;  
Thence continuing along said Southeasterly line South 55° 41' 45" West 54.00 feet;  
Thence leaving said Southeasterly line South 34° 18' 15" East 60.00 feet to a tangent curve concave Northeasterly, having radius of 65.00 feet;  
Thence Southeasterly along said curve through a central angle of 22° 37' 12", a length of 25.66 feet;  
Thence South 53° 19' 47" East 30.68 feet;  
Thence South 34° 18' 15" East 22.00 feet;  
Thence South 55° 41' 45" West 132.00 feet;  
Thence South 34° 18' 15" East 29.00 feet;  
Thence North 55° 41' 45" East 10.00 feet;  
Thence South 34° 18' 15" East 5.00 feet;  
Thence North 55° 41' 45" East 20.00 feet;  
Thence North 34° 18' 15" West 5.00 feet;  
Thence North 55° 41' 45" East 97.00 feet;  
Thence South 34° 18' 15" East 766.00 feet;  
Thence South 55° 41' 45" West 127.00 feet;  
Thence South 34° 18' 15" East 29.00 feet;  
Thence North 55° 41' 45" East 164.00 feet;  
Thence North 34° 18' 15" West 33.80 feet;  
Thence North 55° 41' 45" East 5.00 feet;  
Thence North 34° 18' 15" West 5.00 feet;  
Thence South 55° 41' 45" West 5.00 feet;  
Thence North 34° 18' 15" West 802.90 feet;  
Thence North 55° 41' 45" East 5.00 feet;  
Thence North 34° 18' 15" West 5.00 feet;  
Thence South 55° 41' 45" West 4.95 feet;  
Thence North 30° 21' 32" West 28.37 feet to a point on a non-tangent curve, concave southwesterly, having a radius of 65.00 feet, a radial line to said point bears North 78° 18' 56" East;  
Thence Northwesterly along said curve through a central angle of 22° 37' 12", a length of 25.66 feet;  
Thence North 34° 18' 15" West 60.00 feet to the True Point of Beginning.

The herein above described parcels are shown on Exhibit "B" attached hereto and by this reference made a part hereof.

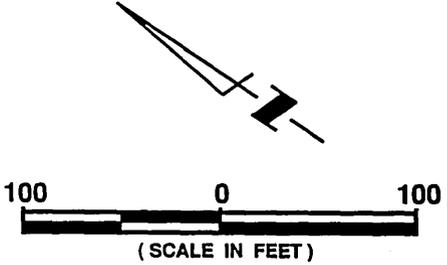


*Larry L. Walker*  
W.J. McKeever, Inc.  
Larry L. Walker L.S. 4463  
License Expires 9-30-01

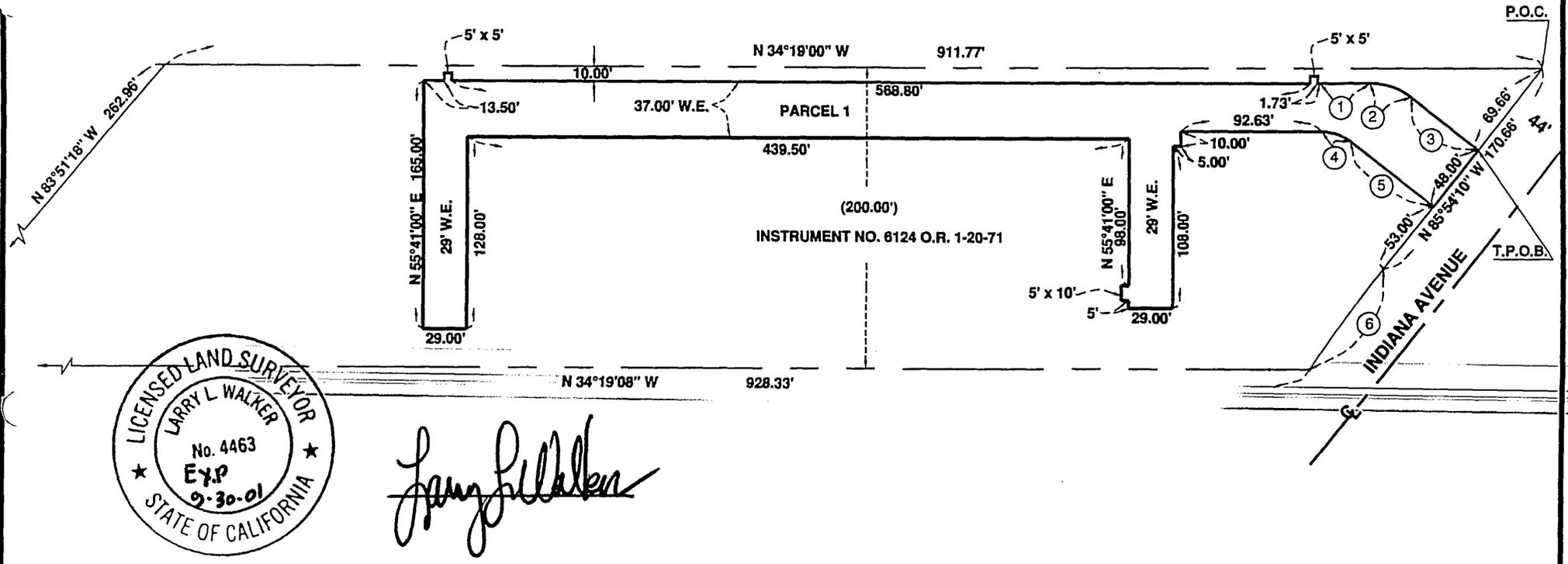
DESCRIPTION APPROVAL 6/7/00  
*Walter R. Ayres*  
for SURVEYOR, CITY OF RIVERSIDE by     



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DATA TABLE			
NO	BRNG/DELTA	RADIUS	LENGTH
1	N 34°39'13" W	-	32.97'
2	Δ = 38°45'02"	43.00'	29.08'
3	N 04°05'50" E	-	57.08'
4	Δ = 38°24'50"	30.00'	20.11'
5	N 04°05'50" E	-	70.33'
6	Δ = 04°58'20"	944.00'	81.92'



*Larry L. Walker*

# EXHIBIT "B"

## WATER LINE EASEMENT PARCEL 1

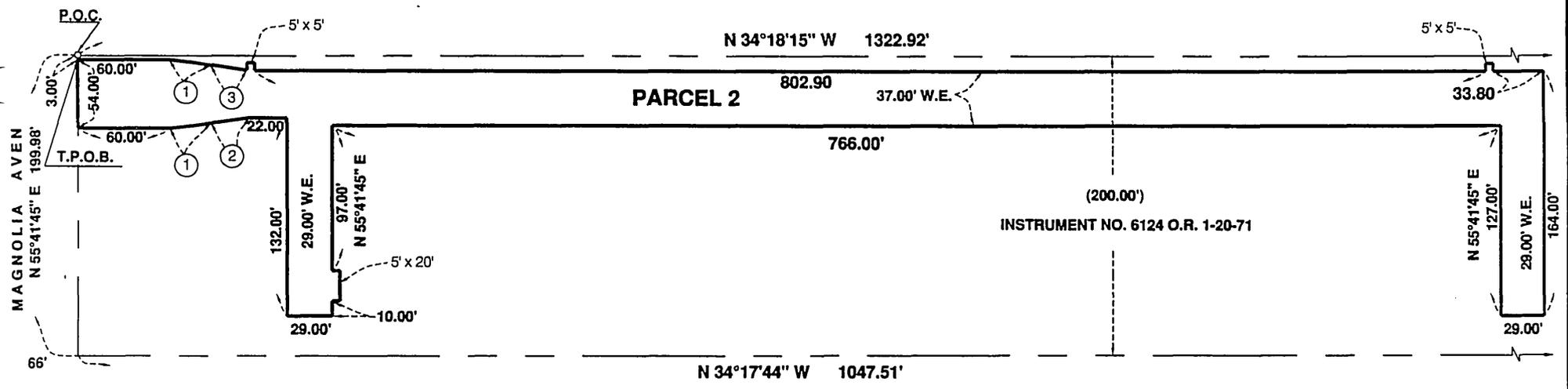
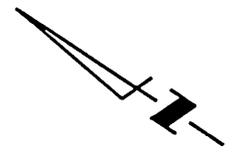
**W J M** **W.J. McKEEVER, INC.**  
 CIVIL ENGINEERING  
 647 NORTH MAIN STREET, SUITE 2A  
 RIVERSIDE, CALIFORNIA 92501  
 PH.: (909) 341-3700  
 FAX: (909) 341-3740

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92/4  
93/3  
93/5



DATA TABLE

NO	BRNG/DELTA	RADIUS	LENGTH
1	$\Delta = 22^{\circ}37'12''$	65.00'	25.66'
2	N 53°19'47" W	-	30.68'
3	N 30°21'32" W	-	28.37'



*Larry L. Walker*

# EXHIBIT "B"

## WATER LINE EASEMENT PARCEL 2

**W** **m** **W.J. McKEEVER, INC.**  
 CIVIL ENGINEERING  
 847 NORTH MAIN STREET, SUITE 2A  
 RIVERSIDE, CALIFORNIA 92501  
 PH.: (909) 341-3700  
 FAX: (909) 341-3740

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NOT A PART OF RECORDED DOCUMENT



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Scale 1" = 340'

Map Produced on September 20, 2000 by cdebbie