

DOC # 2006-0191381

03/17/2006 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Larry W. Ward

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)

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Project: P04-1464 & P05-0043
APN: 257-020-003 & 004
Address: Palmyrita Avenue @
Northgate Street

D - 15678



EASEMENT

RUSS AND JEAN LP, a California Limited Partnership as to an undivided 62.66% interest, and PALMYRITA JP/PI LLC, a California Limited Liability Company as to an undivided 30.03% interest, and RICHARD H. BROWN, an individual as to an undivided 7.31% interest, all as tenants in common, as Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant 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 SANITARY SEWER 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 SANITARY SEWER FACILITIES.

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Dated _____

By: _____

Print Name: _____

Title: _____

RUSS AND JEAN LP,

a California Limited Partnership
BY THE RUSS AND JEAN FIDDYMENT REVOCABLE TRUST
DATED OCTOBER 24, 2000
GENERAL MANAGER

By: Jean H. Fiddymant

Print Name: JEAN H. FIDDYMENT

Title: Partner / TRUSTEE

Dated _____

By: _____

Print Name: _____

Title: _____

PALMYRITA JP/PI LLC,

a California Limited Liability Company

Phelan Properties, LLC
Managing Member

By: _____

Print Name: Jeffrey F. Phelan

Title: Sole Member

Dated 11/12/2005

Richard H. Brown
RICHARD H. BROWN

GENERAL ACKNOWLEDGEMENT

State of California }
County of ORANGE } SS

On OCTOBER 31, 2005 before me LORI F. SKELTON
(date) (name)

a Notary Public in and for said State, personally appeared

JEFFREY F. PHELAN
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.

Lori F. Skelton
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:



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GENERAL ACKNOWLEDGEMENT

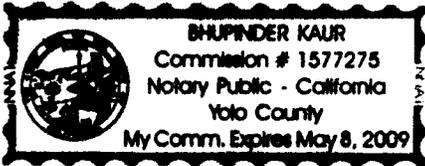
State of California }
County of Yolo } ss

On 11/12/2005, before me BHOPINDER KAUR, Notary Public
(date) (name)

a Notary Public in and for said State, personally appeared

Richard H. Brown, Jean H. Ri Fiddymant
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.

Bhupinder Kaur
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:



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GENERAL ACKNOWLEDGEMENT

State of California }
County of _____ } ss

On _____, before me _____
(date) (name)

a Notary Public in and for said State, personally appeared

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.

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. 21027 of said City Council adopted September 6, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

DATED 3/8/06

CITY OF RIVERSIDE

APPROVED AS TO FORM

[Signature]
SUPERVISING DEPUTY CITY ATTORNEY

By: [Signature]



EXHIBIT A

PALMYRITA AVENUE SEWER EASEMENT

THAT PORTION OF LOT 7 OF THE MAP OF EAST RIVERSIDE LAND COMPANY IN MAP BOOK 6 PAGE 44, RECORDS OF SAN BERNARDINO COUNTY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, OFFICIAL RECORDS OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 7, THENCE SOUTH 00°03'46" EAST A DISTANCE OF 25.00 FEET;

THENCE NORTH 89°57'00" EAST PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 7 A DISTANCE OF 143.42 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 00°05'26" WEST A DISTANCE OF 38.32 FEET;

THENCE NORTH 89°54'34" WEST A DISTANCE OF 69.67 FEET;

THENCE SOUTH 00°05'26" WEST A DISTANCE OF 26.00 FEET;

THENCE SOUTH 89°54'34" EAST A DISTANCE OF 69.67 FEET;

THENCE SOUTH 00°05'26" WEST A DISTANCE OF 579.38 FEET;

THENCE NORTH 89°54'34" WEST A DISTANCE OF 110.00 FEET;

THENCE SOUTH 00°05'26" WEST A DISTANCE OF 26.00 FEET;

THENCE SOUTH 89°54'34" EAST A DISTANCE OF 110.00 FEET;

THENCE SOUTH 00°05'26" WEST A DISTANCE OF 235.00 FEET;

THENCE NORTH 89°54'34" WEST A DISTANCE OF 63.67 FEET;

THENCE SOUTH 00°05'26" WEST A DISTANCE OF 26.00 FEET;

THENCE SOUTH 89°54'34" EAST A DISTANCE OF 168.17 FEET;

THENCE NORTH 00°05'26" EAST A DISTANCE OF 26.00 FEET;



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THENCE NORTH 89°54'34" WEST A DISTANCE OF 78.50 FEET;
THENCE NORTH 00°05'26" EAST A DISTANCE OF 235.00 FEET;
THENCE SOUTH 89°54'34" EAST A DISTANCE OF 104.00 FEET;
THENCE NORTH 00°05'26" EAST A DISTANCE OF 26.00 FEET;
THENCE NORTH 89°54'34" WEST A DISTANCE OF 104.00 FEET;
THENCE NORTH 00°05'26" EAST A DISTANCE OF 579.38 FEET;
THENCE SOUTH 89°54'34" EAST A DISTANCE OF 80.00 FEET;
THENCE NORTH 00°05'26" EAST A DISTANCE OF 26.00 FEET;
THENCE NORTH 89°54'34" WEST A DISTANCE OF 80.00 FEET;
THENCE NORTH 00°05'26" EAST A DISTANCE OF 38.32 FEET;
THENCE NORTH 89°57'00" EAST A DISTANCE OF 26.00 FEET TO THE **TRUE POINT OF BEGINNING**

THE ABOVE DESCRIBED PARCEL IS SHOWN ON EXHIBIT "B" ATTACHED
HEREWITH AND BY THIS REFERENCE MADE A PART HEREOF.

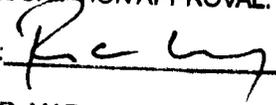


STEPHEN H. HACKETT, PLS 5129
MY REGISTRATION EXPIRES: JUNE 30, 2007

9/13/05

DATE

DESCRIPTION APPROVAL:

BY:  FEB 15, 2006
DATE

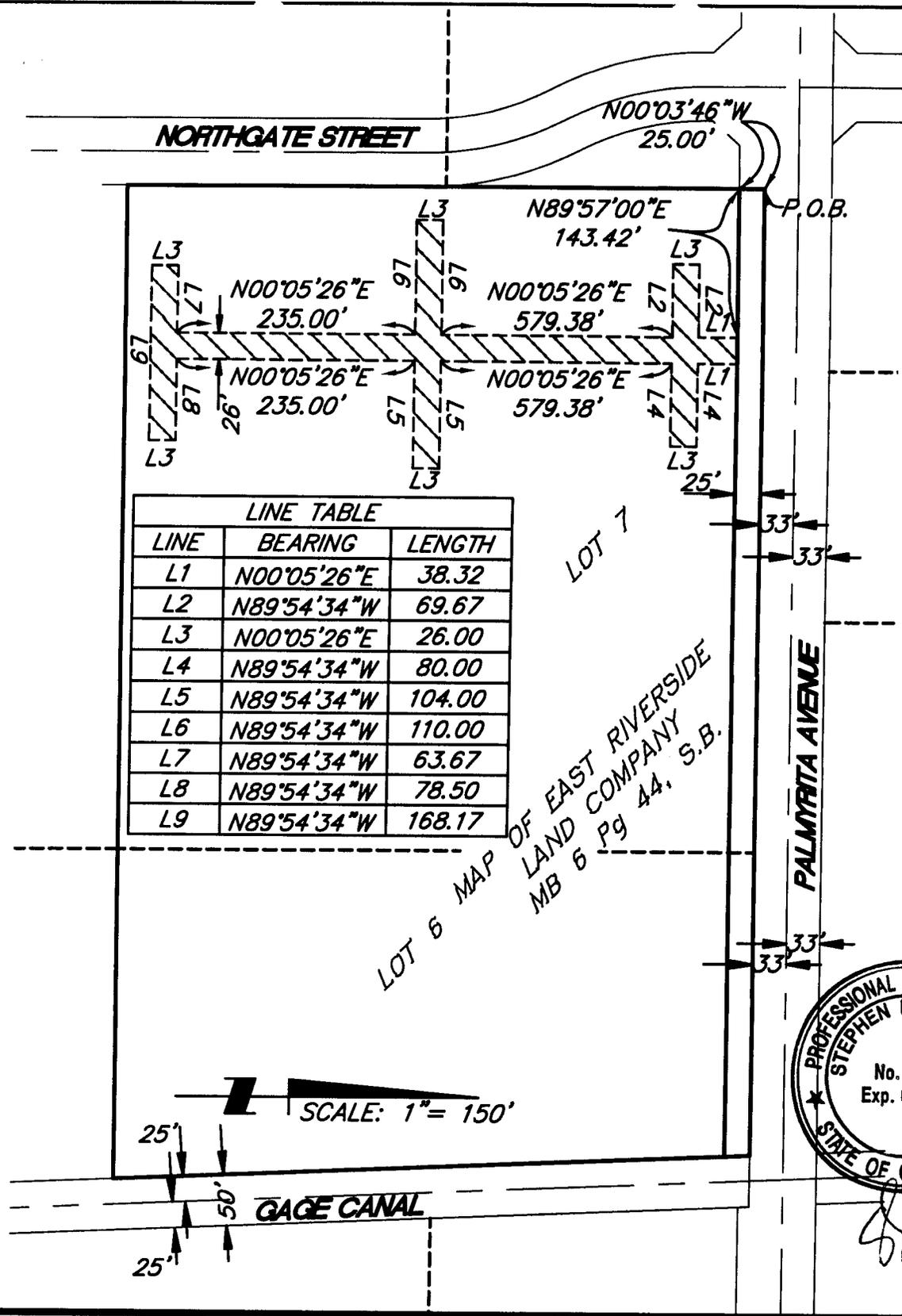
FOR: MARK S. BROWN
CITY SURVEYOR



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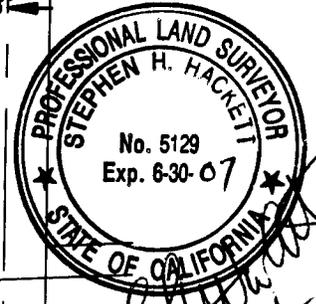
15678

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LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°05'26"E	38.32
L2	N89°54'34"W	69.67
L3	N00°05'26"E	26.00
L4	N89°54'34"W	80.00
L5	N89°54'34"W	104.00
L6	N89°54'34"W	110.00
L7	N89°54'34"W	63.67
L8	N89°54'34"W	78.50
L9	N89°54'34"W	168.17

SCALE: 1" = 150'



Handwritten signature and date: 9/19/05

This Plat is Solely an Aid in Locating the Parcel(s) described in the Attached Document. Please refer to legal description for exact location.

EXHIBIT **B**

HUNTER PARK SEWER EASEMENT

SB&O INC.
 PLANNING ENGINEERING SURVEYING
 1035 SOUTH MILLIKEN AVE SUITE E
 ONTARIO, CA. 91761
 909-635-0335 909-635-0365 (FAX)

SHEET **1**
 OF 1 SHEETS

SCALE: AS SHOWN DRAWN BY: SDB DATE: 8/10/05 CHECKED BY: DRB

JN: 61702