

When recorded mail to:

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

DOC # 2007-0176683

03/15/2007 08:00A Fee:NC

Page 1 of 6

Recorded in Official Records  
County of Riverside

Larry W. Ward  
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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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									503

Project: PW06-0818

APN: 231200020

Address: 8330 Indiana Avenue

D -



EASEMENT

RIVERSIDE PROPERTIES LLC, a California Limited Liability Company, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does 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.

Dated 01/05/07

By: 

Print Name: Richard A. Michaelson

Title: Deputy Principal

**RIVERSIDE PROPERTIES LLC,**  
a California Limited Liability Company

By: 

Print Name: Richard A. Michaelson

Title: Vice President



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GENERAL ACKNOWLEDGEMENT

State of California }  
County of RIVERSIDE } SS

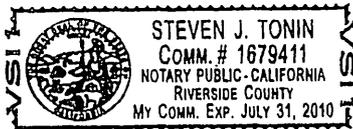
On 1-10-2007, before me STEVEN J. TONIN, Notary Public  
(date) (name)

a Notary Public in and for said State, personally appeared

RICHARD A. MICHAELSON  
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.



Steven J. Tonin  
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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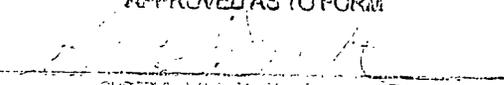
**CERTIFICATE OF ACCEPTANCE  
(Government Code Section 27281)**

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 3/14/07

**CITY OF RIVERSIDE**

By Amelia M. Valeri

APPROVED AS TO FORM  
  
CITY CLERK



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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**SEWER EASEMENT**

THOSE PORTIONS OF LOTS 1 AND 8 IN BLOCK 32 OF LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1, PAGE 70 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND, 20.00 FEET WIDE, THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 42 OF THE HARMONY-DALE TRACT, AS PER MAP FILED IN BOOK 27, PAGES 59 AND 60 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOT, SOUTH 34°00'00" EAST, 29.00 FEET TO A LINE PARALLEL WITH AND DISTANT SOUTHEASTERLY, 69.00 FEET, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF INDIANA AVENUE, SHOWN AS 40.00 FEET WIDE ON SAID MAP, SAID PARALLEL LINE ALSO BEING THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN THE DEED RECORDED JANUARY 27, 1999 AS INSTRUMENT No. 032197, OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE, CALIFORNIA; THENCE ALONG SAID PARALLEL LINE NORTH 56°00'00" EAST, 19.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT NORTHEASTERLY, 19.00 FEET, MEASURED AT RIGHT ANGLES FROM THE NORTHEASTERLY BOUNDARY OF SAID HARMONY-DALE TRACT, SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID SOUTHEASTERLY LINE AND ALONG SAID PARALLEL LINE, SOUTH 34°00'00" EAST, 857.02 FEET.

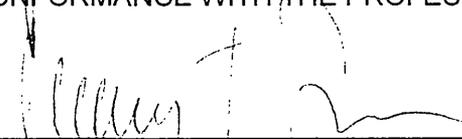
THE SIDELINES OF SAID STRIP SHALL BE LENGTHENED OR SHORTENED AS TO ORIGINATE NORTHERLY ON THE SOUTHEASTERLY LINE OF SAID INSTRUMENT No. 032197.

THE ABOVE DESCRIBED PARCEL CONTAINS 14,620 SQUARE FEET, MORE OR LESS

ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "B", ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO ALL COVENANTS, RIGHTS, RIGHT-OF-WAY AND EASEMENTS OF RECORD.

THIS DESCRIPTION WAS PREPARED BY ME, OR UNDER MY SUPERVISION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.

  
\_\_\_\_\_  
GREGORY T. SCHLARBAUM P.L.S. 6704  
LICENSE EXPIRES 6/30/08

1/04/07  
\_\_\_\_\_  
DATE

DESCRIPTION APPROVAL

  
\_\_\_\_\_  
MARK S. BROWN  
CITY SURVEYOR

DATE

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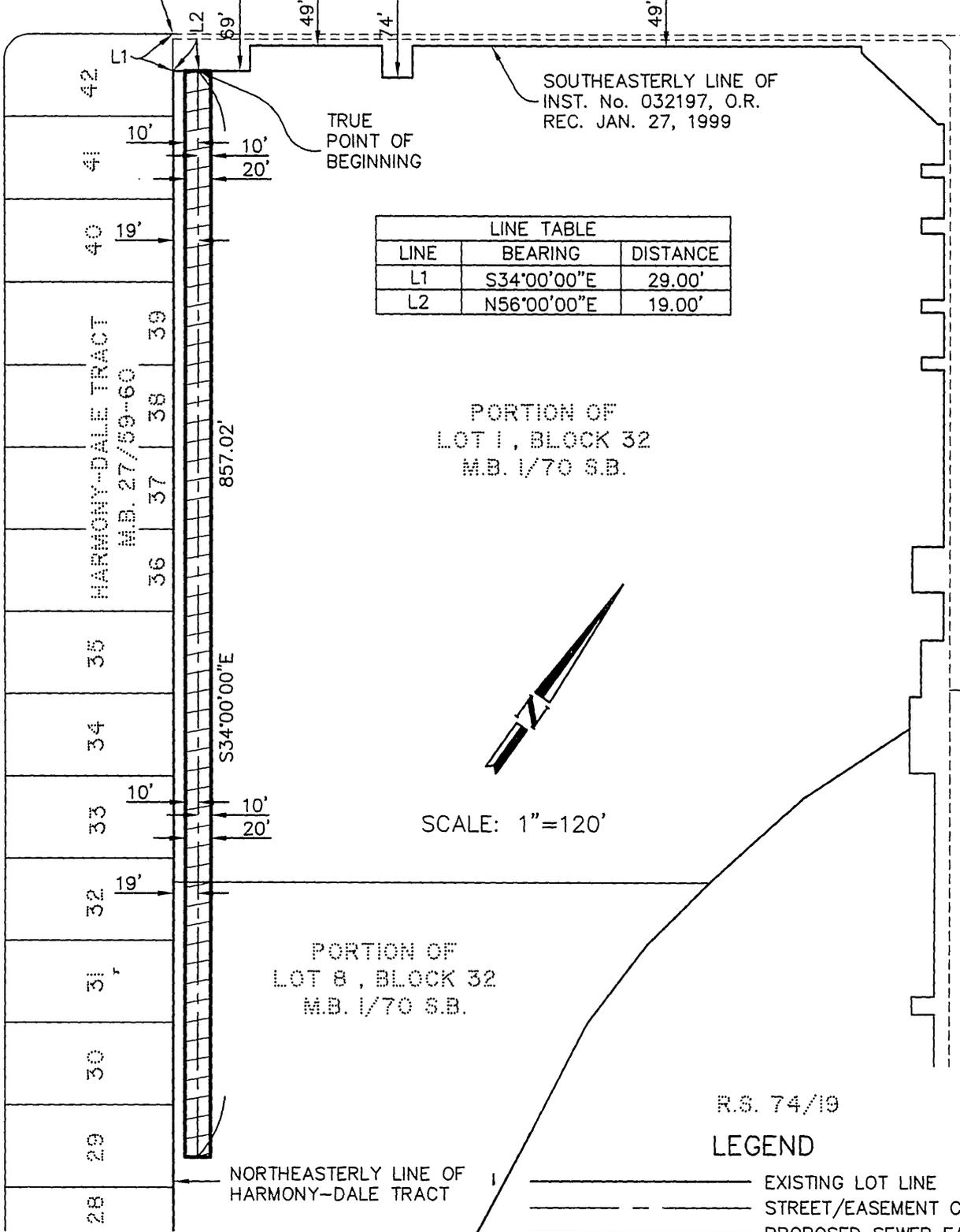
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POINT OF COMMENCEMENT

INDIANA AVENUE

DOYLE STREET

ADAMS STREET



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S34°00'00"E	29.00'
L2	N56°00'00"E	19.00'



SCALE: 1"=120'

R.S. 74/19

LEGEND

- EXISTING LOT LINE
- STREET/EASEMENT CENTERLINE
- PROPOSED SEWER EASEMENT
- EASEMENT AREA

SHEET 1 OF 1

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EXHIBIT "B"  
SEWER EASEMENT  
CITY OF RIVERSIDE, CALIFORNIA

**DRC** Development Resource Consultants, Inc.  
Civil Engineering • Land Surveying • Environmental  
8175 E. KAISER BOULEVARD  
ANAHEIM HILLS, CA 92808 (714) 685-6880

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