

When recorded mail to:

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

DOC # 2008-0224360  
05/01/2008 08:00A Fee:NC  
Page 1 of 5  
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 |
|---------|---|---|------|------|------|------|------|------|------|
| 1       |   |   | 5    |      |      |      |      |      |      |
| M       | A | L | 465  | 426  | PCOR | NCOR | SMF  | NCHG | EXAM |
| NCHG CC |   |   |      |      |      |      |      |      | 513  |

Project: P05-0778  
APN: 257-050-017

D - 16211  $\phi$



**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged Birtcher Riverside Mt. Vernon, 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 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 WATERLINE FACILITIES.

Dated 4/21/08

Birtcher Riverside Mt. Vernon, LLC  
a California Limited Liability Company

By: \_\_\_\_\_

By: 

Print Name: \_\_\_\_\_

Print Name: BRANDON R. BIRTCHER

Title: \_\_\_\_\_

Title: Manager

AWH  
4/21/08

APPROVED AS TO FORM  
CITY ATTORNEYS OFFICE

BY   
Deputy City Attorney



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**ACKNOWLEDGEMENT**

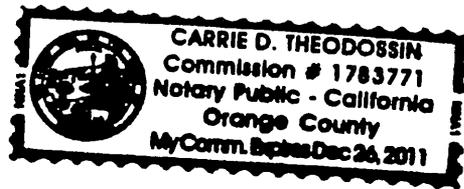
State of California }  
County of orange } ss

On April 21, 2008, before me Carrie D. Theodossin, Notary Public  
personally appeared Brandon R. Birtcher  
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.

[Signature]  
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, 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 4/29/08

**CITY OF RIVERSIDE**

By: [Signature]

**APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE**

BY [Signature]  
Deputy City Attorney



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**EXHIBIT "A"**  
**EASEMENT FOR PUBLIC UTILITIES**

PORTIONS OF PARCELS "A" AND "B" OF LOT LINE ADJUSTMENT NO. LL-P05-0776, RECORDED MARCH 24, 2006 AS INSTRUMENT NO. 2006-0209524 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT A NAIL AND WASHER STAMPED "RIVERSIDE SURVEYOR, NW CORNER SEC. 16 AT THE INTERSECTION OF THE CENTERLINE OF PALMYRITA AVENUE WITH THE CENTERLINE OF MOUNT VERNON AVENUE, SAID BEGINNING BEING ACCEPTED AS THE NORTHWEST CORNER OF SECTION 16 TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN; THENCE FROM SAID SECTION CORNER, SOUTH 89°54'44" EAST ALONG THE AFOREMENTIONED CENTERLINE OF PALMYRITA AVENUE, 82.80 FEET TO THE MOST NORTHERLY CORNER OF PARCEL "A" OF LOT LINE ADJUSTMENT NO. LLA-P05-0778, RECORDED MARCH 24, 2006 AS INSTRUMENT NO. 2006-0209526 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 35°24'16" WEST, 107.69 FEET ALONG THE NORTHWESTERLY LINE OF PARCEL "A" OF SAID LOT LINE ADJUSTMENT LLA-P05-0778 TO THE MOST WESTERLY LINE OF SAID LOT LINE ADJUSTMENT NO. P05-0778, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF SAID PARCEL "A" OF LOT LINE ADJUSTMENT NO. LLA-P05-0776; THENCE CONTINUING SOUTH 35°24'16" WEST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL "A" OF LOT LINE ADJUSTMENT NO. P05-0776, 39.12 FEET TO AN ANGLE POINT THEREON; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE SOUTH 40°06'16" WEST, 26.87 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 217.00 FEET, A RADIAL BEARING THROUGH SAID POINT BEARS NORTH 75°09'52" EAST, SAID POINT ALSO BEING THE **"TRUE POINT OF BEGINNING"**; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°42'00" AN ARC DISTANCE OF 55.67 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 00°08'09" EAST, 537.74 FEET TO A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 52.24 FEET, THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°00'00" AN ARC DISTANCE OF 18.23 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 19°51'51" WEST, 40.49 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF THAT CERTAIN 100.00 FOOT WIDE EASEMENT AS DESCRIBED IN THE FINAL ORDER OF CONDEMNATION FOR PIPE LINES PER INSTRUMENT NO. 125187 O.R., RECORDED 11-1-1971; THENCE NORTHERLY ALONG SAID WESTERLY LINE, NORTH 00°08'09" WEST 637.02 FEET TO SAID NORTHWESTERLY LINE OF PARCEL "A" OF SAID LOT LINE ADJUSTMENT NO. LLA-P05-0776; THENCE NORTHEASTERLY ALONG SAID LINE, NORTH 40°06'16" EAST 15.32 FEET TO THE **"TRUE POINT OF BEGINNING"**.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENT OF RECORD.

CONTAINING 0.24 ACRES MORE OR LESS

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05/01/2008 08:08  
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*Mark P. Pfeiler*  
MARK P. PFEILER L.S. 5959  
EXPIRES 12-31-08

*4/16/08*  
DATE



DESCRIPTION APPROVAL:  
BY: *[Signature]* DATE: *04-28-08*  
FOR: MARK S. BROWN  
CITY SURVEYOR

|   |   |
|---|---|
| <p><b>R.B. ENGINEERING</b><br/>3198 N. ASHWOOD STREET<br/>ORANGE, CA 92865<br/>TELE: (714) 637-8100</p> | <p>PLAT FOR<br/>BIRTCHER RIVERSIDE MT. VERNON<br/>RIVERSIDE, CALIFORNIA</p> |
|---|---|

LOT LINE ADJUSTMENT LL P05-0776  
INST. NO. 2006-0209524 O.R.

PARCEL "B" PARCEL "A"

W'LY LINE INST. NO. 125187 O.R.

637.02'

537.74'

T.P.O.B.

AVENUE

MT. VERNON

PARCEL "A"

PARCEL "C"

LOT LINE ADJUSTMENT LL P05-0778  
INST. NO. 2006-0209526 O.R.

DATA TABLE

| CURVE | RADIUS  | DELTA ANGLE | LENGTH |
|-------|---------|-------------|--------|
| C1    | 217.00' | 14°42'00"   | 55.67' |
| C2    | 52.24'  | 20°00'00"   | 18.23' |

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S19°51'51"W | 40.49'   |
| L2   | N40°06'16"E | 15.32'   |

SCALE: 1"=100'



*Mark P. Pfeiler*  
DATE 4/16/08

MARK P. PFEILER L.S. 5959  
EXPIRES 12-31-08

**R.B. ENGINEERING**  
3198 N. ASHWOOD STREET  
ORANGE, CA 92865  
TELE: (714) 637-8100

PLAT FOR  
BIRTCHEM RIVERSIDE MT. VERNON  
RIVERSIDE, CALIFORNIA

EASEMENTS

- INDICATES 100' PIPELINE EASEMENT PER INSTR. NO. 125187, O.R., 11/1/1971

LEGEND

- P.O.C. - INDICATES POINT OF COMMENCEMENT
- T.P.O.B. - INDICATES TRUE POINT OF BEGINNING
- (R) - INDICATES RADIAL BEARING

