

When recorded mail to:

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

DOC # 2013-0159408

04/03/2013 03:25P Fee:NC

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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)

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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHG						T:	CTY	UNI	512

Project: Santa Ana River Trunk Sewer – Phase II
POR. APN: 187-171-035

D - 16870

②



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Eric A. Anderson, Successor Trustee to the Roscoe B. Anderson and Joan C. Anderson Trust, under Declaration of Trust dated November 16, 1995, as Grantor, grants to the CITY OF RIVERSIDE, a California charter city and municipal corporation, 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 as 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

11.070

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 3/29/2013

**Eric A. Anderson, Successor Trustee to
the Roscoe B. Anderson and Joan C.
Anderson Trust, under Declaration of
Trust dated November 16, 1995**


Eric A. Anderson, Successor Trustee


Eric A. Anderson, Successor Trustee



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State of ~~California~~ Arizona

County of ~~Providence~~ Yavapai } ss

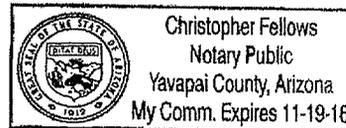
On 4/1/13, before me, Christopher Fellows,
notary public, personally appeared, Eric Anderson

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~~ Arizona that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Signature



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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, a California charter city and 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 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

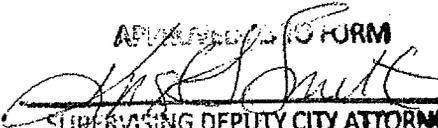
Dated 4-3-13

CITY OF RIVERSIDE

By


David Welch
Real Property Services Manager

167-171-035 SEWER EASEMENT.DOC

APPROVED TO FORM

SUPERVISING DEPUTY CITY ATTORNEY



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EXHIBIT "A"

*POR. A.P.N. 187-171-035
Sanitary Sewer Facilities Easement*

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 2 of Evans Rio Rancho, as shown by map on file in Book 10, Pages 52 through 54 of Maps, records of said Riverside County, described as follows:

COMMENCING at the northeasterly corner of Lot 7 of El Rio Rancho, as shown by map on file in Book 29, Pages 41 and 42 of Maps, records of said Riverside County;

THENCE North 4°05'55" East, along the northerly prolongation of the easterly line of said Lot 7, a distance of 22.07 feet to northerly line of that certain easement for sewers granted to the City of Riverside by document recorded January 10, 1958, in Book 2204, Page 579, et seq., of Official Records of said Riverside County;

THENCE North 89°41'51" East, along said northerly line, a distance of 166.78 feet to an intersection with the westerly line of that portion of said Lot 2 being described in Grant Deed in favor of Roscoe B. Anderson, et ux., by document recorded July 9, 1957, as Instrument No. 49641 of Official Records of said Riverside County, and being the POINT OF BEGINNING of the parcel of land being described; said westerly line also being described as the northerly prolongation of the westerly line of Lot 5 of said El Rio Rancho per Certificate of Compliance document recorded April 2, 1997, as Instrument No. 110102 of Official Records of said Riverside County;

THENCE North 89°41'51" East, continuing along said northerly line, a distance of 50.71 feet to an angle point in said northerly line;

THENCE North 85°35'51" East, continuing along said northerly line, a distance of 304.60 feet to the northerly line of said Lot 2;

THENCE North 77°40'21" West, along said northerly line of Lot 2, a distance of 41.96 feet;

THENCE South 85°35'42" West, a distance of 264.42 feet;

THENCE South 89°42'59" West, a distance of 50.79 feet to said westerly line of said parcel of land described in Grant Deed in favor of Roscoe B. Anderson, et ux.;



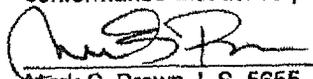
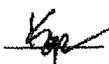
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THENCE South 4°47'59" East, along said westerly line and along the westerly line of that certain parcel of land described said Certificate of Compliance, a distance of 12.09 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM any portion of said Lot 2 lying within that certain parcel of land described in said Certificate of Compliance document recorded April 2, 1997, as Instrument No. 110102 of Official Records of said Riverside County.

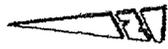
Area - 2956 square feet, more or less.

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

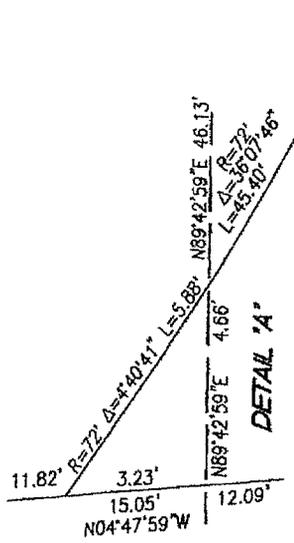
 9/11/2012 Prep. 
Mark S. Brown, L.S. 5655 Date



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COUNTY
A.P.N. 186-270-011



EVANS RIO RANCHO
M.B. 10/52-54

2
COC-LL4-967
7/9/1957 O.R.
#48641 O.R.

SEE DETAIL 'A'

N89°42'59"E 162.56'
N89°42'59"W 164.90'
N89°41'51"E 166.78'
1/10/58 2204/579 O.R.

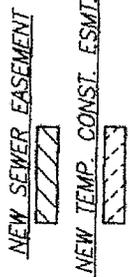
EXISTING 32' SEWER EASEMENT

EL RIO RANCHO
M.B. 29/41-42

ANDERSON
A.P.N. 187-171-035
- 2956 SQ.FT.
- 4348 SQ.FT.

5
COC-LL4-967
4/2/97 #110102 O.R.

CRASSY TRAIL DRIVE



- 1 R=72' Δ=36°07'46" L=45.40'
- 2 N89°25'55"E 164.08'
- 3 R=143' Δ=13°27'38" L=53.60'
- 4 N82°08'26"W 6.36'
- 5 N41°36'51"E 1.63'

• 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* DATE: 8/16/12

SANTA ANA RIVER TRUNK SEWER - PHASE II



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