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When recorded mail to:

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

DOC # 2013-0436059

09/05/2013 04:18P 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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Project: Magnolia Avenue Grade Separation  
A.P.N. 135-170-012

D- 16930



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Sakioka Farms, a California General Partnership**, 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 **waterline facilities**, together with all necessary appurtenances, in, under, upon, and along that certain real property as described in Exhibit "A" and shown on Exhibit "B" 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,

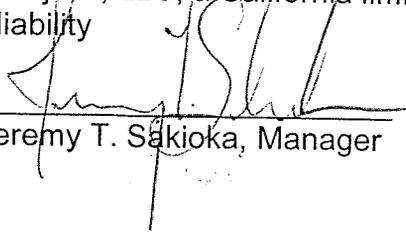
16930

maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said **waterline facilities**.

Dated: 5-31-13

Sakioka Farms, a California General Partnership

By: Marjack, LLC, a California limited liability

By:   
Jeremy T. Sakioka, Manager

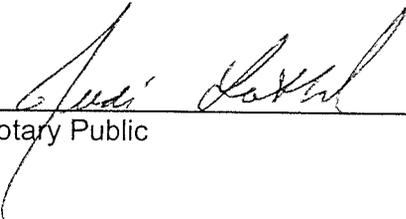


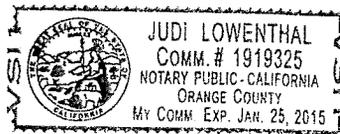
State of California

County of ~~Riverside~~ <sup>ORANGE</sup> }

On MAY 31, 2013, before me, JUDI LOWENTHAL, a notary public, personally appeared, JEREMY T. SAKIDKA, who proved to me on the basis of satisfactory evidence to be the person whose name is/are here 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 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.

  
\_\_\_\_\_  
Notary Public

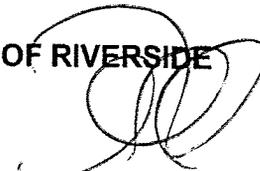


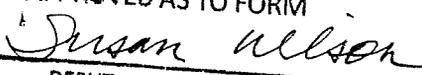
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**CERTIFICATE OF ACCEPTANCE  
(Government Code Section §27281)**

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 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

DATED 9-4-13

**CITY OF RIVERSIDE**  
  
By: \_\_\_\_\_  
David Welch  
Real Property Services  
Manager

APPROVED AS TO FORM  
  
DEPUTY CITY ATTORNEY

**EXHIBIT "A"**  
**MAGNOLIA AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0784-009C**

AN EASEMENT FOR WATER LINE PURPOSES LYING WITHIN A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED DECEMBER 23, 1986, AS INSTRUMENT NUMBER 328754 OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING A PORTION OF LOT 2 IN BLOCK 52, OF A MAP FILED IN BOOK 1, PAGE 44, OF MAPS, RECORDS OF SAID RECORDER, LYING WITHIN RANCHO EL SOBRANTE DE SAN JACINTO, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF MAGNOLIA AVENUE (66.00 FOOT SOUTHEASTERLY HALF-WIDTH) AS DESCRIBED BY DEED RECORDED FEBRUARY 8, 1877, IN BOOK R, PAGES 548 AND 549, OFFICIAL RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, AND THE CENTERLINE OF BUCHANAN STREET (44.00 FOOT SOUTHWESTERLY HALF-WIDTH) AS DESCRIBED BY DEED RECORDED FEBRUARY 19, 1988 AS INSTRUMENT NUMBER 44315, OFFICIAL RECORDS OF SAID RECORDER OF RIVERSIDE COUNTY;

THENCE S 56°22'11" W ALONG SAID CENTERLINE OF MAGNOLIA AVENUE, A DISTANCE OF 1150.83 FEET;

THENCE S 33°37'49" E, A DISTANCE OF 66.00 FEET TO THE MOST-WESTERLY CORNER OF SAID INSTRUMENT NUMBER 328574, BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MAGNOLIA AVENUE AND THE SOUTHERLY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY RIGHT-OF-WAY AS DESCRIBED IN DEED BOOK 63 PAGES 111 AND 112 RECORDED JULY 9, 1887, OFFICIAL RECORDS OF SAID RECORDER OF SAN BERNARDINO COUNTY, ALSO BEING AN ANGLE POINT IN THE NORTHERLY LINE OF THAT CERTAIN WATER LINE EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED SEPTEMBER 11, 1964 AS INSTRUMENT NUMBER 98599, OFFICIAL RECORDS OF SAID RECORDER OF RIVERSIDE COUNTY;

THENCE N 67°53'54" E ALONG SAID SOUTHERLY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY RIGHT-OF-WAY (50.00 FOOT SOUTHERLY HALF-WIDTH) AND SAID NORTHERLY LINE OF SAID INSTRUMENT NUMBER 98599, A DISTANCE OF 85.00 FEET;

THENCE S 22°06'06" E, A DISTANCE OF 10.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID INSTRUMENT NUMBER 98599, BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING S 22°06'06" E, A DISTANCE OF 10.00 FEET TO A LINE PARALLEL WITH AND DISTANT 20.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID SOUTHERLY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY RIGHT-OF-WAY;

THENCE N 67°53'54" E ALONG SAID PARALLEL LINE, A DISTANCE OF 30.00 FEET;

THENCE N 22°06'06" W, A DISTANCE OF 10.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID INSTRUMENT NUMBER 98599;

THENCE N 67°53'54" E ALONG SAID SOUTHERLY LINE, A DISTANCE OF 22.00 FEET;

THENCE S 22°06'06" E, A DISTANCE OF 26.00 FEET TO A LINE PARALLEL WITH AND DISTANT 36.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID SOUTHERLY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY RIGHT-OF-WAY;

THENCE S 67°53'54" W ALONG SAID PARALLEL LINE, A DISTANCE OF 74.00 FEET;



EXHIBIT "A"  
MAGNOLIA AVENUE (GRADE SEPARATION)  
LEGAL DESCRIPTION (CONTINUED)  
0784-009C

THENCE N 22°06'06" W, A DISTANCE OF 26.00 TO A POINT ON SAID SOUTHERLY LINE OF INSTRUMENT NUMBER 98599;

THENCE N 67°53'54" E ALONG SAID SOUTHERLY LINE, A DISTANCE OF 22.00 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING: 1,624 SQUARE FEET, OR 0.037 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000027271 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 955-M, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Timothy F. Rayburn  
DATE: 8/12/2013



DESCRIPTION APPROVAL:

BY: Curtis C. Stephens 8/20/2013  
DATE  
FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR



P.O.C. EXHIBIT "B"

10' WATER LINE EASEMENT  
IN FAVOR OF CITY OF  
RIVERSIDE REC'D 9/11/1964  
AS INST# 98599

	LINE DATA
⑨	S 22°06'06" E - 26.00'
⑩	S 67°53'54" W - 74.00'
⑪	N 22°06'06" W - 26.00'
⑫	N 67°53'54" E - 22.00'

- ① RW PER BOOK "R" PG 548, OF DEEDS, REC. 2/8/1877 SAN BERNARDINO CO.
- ② RW VACATED PER S.M.B. 12 PG 283 DATED 6/18/1913 & QUITCLAIMED TO PAC. ELEC. RAILWAY CO. REC. 11/5/1913, IN BOOK 385 PGS. 232-239, OF DEEDS RIV. CO.
- ③ FINAL ORDER OF CONDEMNATION INST. #48580, REC. 3/7/1983 (PCL 6113-1), RIV. CO.
- ④ RW IN FAVOR OF RIVERSIDE, SANTA ANA AND LOS ANGELES RAILWAY COMPANY PER BOOK 63 PGS 111-112, OF DEEDS, REC. 7/9/1887 SAN BERNARDINO COUNTY
- ⑤ RW PER INST. #87306, REC. 03/15/1991

	LINE DATA
①	S 56°22'11" W - 40.00'
②	S 33°37'49" E - 66.00'
③	N 67°53'54" E - 85.00'
④	S 22°06'06" E - 10.00'
⑤	S 22°06'06" E - 10.00'
⑥	N 67°53'54" E - 30.00'
⑦	N 22°06'06" W - 10.00'
⑧	N 67°53'54" E - 22.00'

**PARCEL 0784-009C**

1,624 SQ.FT.  
0.037 AC.  
APN 135-170-012  
INST# 328754  
REC. 12/23/1986

MOST-W'LY CRNR.  
#2005-0506624  
REC. 6/27/2005

ALL DISTANCES SHOWN ARE GRID DISTANCES.  
GROUND DISTANCES MAY BE OBTAINED BY  
MULTIPLYING THE GRID DIST. BY A COMBINATION  
FACTOR OF 1.000027271.

RS 31/89-91

RANCHO EL SOBRANTE  
DE SAN JACINTO

SECTION 22  
T. 3S., R. 6W.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0784-009C
PROJECT: MAGNOLIA AVE (GRADE SEPARATION)	PREPARED BY: DLM
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	SCALE: N.T.S.
	DATE: AUGUST, 2013
	W.O. NO.: B7-0784

APPROVED BY: *Timothy F. Rayburn* DATE: 8/12/2013

SHEET 1 OF 1 SHEET

16930

