

When recorded mail to:

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

**DOC # 2002-373155**

07/08/2002 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Gary L. Orso

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: **MP-004-001**  
**Palmyrita & Northgate**

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AS

**14936**

**D -**

**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **BTS PARTNERS, 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 **street trees, landscaping and public utilities**, 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 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 **street trees, landscaping and public utilities.**

Dated JUNE 26, 2002

**BTS PARTNERS LLC, a California Limited Liability Company**

By: Richard R. Stenton  
**Richard R. Stenton, Managing Member**

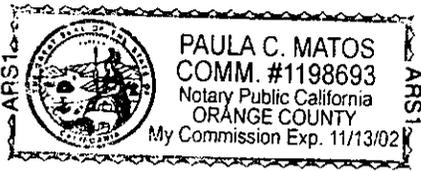
**GENERAL ACKNOWLEDGEMENT**

State of California  
County of Orange }<sup>ss</sup>

On June 26, 2002 Before me PAULA C. MATOS  
(date) (name)

a Notary Public in and for said State, personally appeared  
RICHARD R. STENTON  
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]  
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  
MANAGING MEMBER  
The party(ies) executing this document is/are representing:  
BTS PARTNERS  
LLC



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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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 7/3/02

Carol J. Chiodo  
Real Property Services Manager of the  
City of Riverside

MP004001ease

**APPROVED AS TO FORM  
CITY ATTORNEYS OFFICE**

BY [Signature]  
Deputy City Attorney



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City of Riverside  
Landscape, Tree Planting & Public Utilities Easement  
Palmyrita Avenue

A portion of Lot 84 of East Riverside Land Company Tract, on file in Book 7 of Maps, Page 33, Records of San Bernardino County, in the City of Riverside, County of Riverside, California, being more particularly described as follows:

COMMENCING at the Southeast corner of said Lot 84;

Thence N.89°51'04"W. along the southerly line of said Lot 84, a distance of 20.00 feet, to a line parallel with and 20.00 feet westerly of the easterly line of said Lot 84, being the southeast corner of Parcel 2 as shown by Record of Survey on file in Book 40 of Records of Survey, Page 73 thereof, Records of Riverside County, and also being the southwest corner of Northgate Street as conveyed to the County of Riverside, by document recorded April 14, 1950, as Instrument No. 381, Official Records of said County;

Thence N.00°04'35"W. along said parallel line, also being the easterly line of said Parcel 2, a distance of 18.80 feet;

Thence northwesterly along a non-tangent curve concave southwesterly, having a radius of 2042.00 feet, through an angle of 01°39'13" and an arc length of 58.93 feet, to the POINT OF BEGINNING, the initial radial line bears N.05°17'08"E.;

Thence continuing northwesterly along said curve concave southwesterly, having a radius of 2042.00 feet, through an angle of 03°28'59" and an arc length of 124.13 feet, to a line parallel with and 27.00 feet northerly of the southerly line of said Lot 84;

Thence N.89°51'04"W. along said parallel line, a distance of 234.79 feet, to the westerly line of that certain parcel of land as described in Grant Deed recorded August 3, 2001 as Instrument No. 2001-366344, Official Records of said County;

Thence N.00°04'35"W. along said westerly line, a distance of 4.00 feet, to a line parallel with and 31.00 feet northerly of said southerly line;

Thence S.89°51'04"E. along said parallel line, a distance of 234.79 feet;

Thence southeasterly along a curve concave southwesterly, having a radius of 2046.00 feet, through an angle of 03°34'37" and an arc length of 127.73 feet;

Thence S.43°37'19"W., a distance of 5.22 feet, to the Point of Beginning.

The above described parcel of land contains 1,443 square feet, more or less.

Prepared under the supervision of:  
KCT Consultants, Inc.

*Marissa Crowther*

Marissa Crowther, PLS 6152

Date: 4.20.02



DESCRIPTION APPROVAL 6/25/02  
*Walter R. Ince* by \_\_\_\_\_  
SURVEYOR, CITY OF RIVERSIDE

KCT

Parcel Map No. 21814 Par. 1  
 Par. 2 PM 143/25-26



SCALE: 1"=100'

Parcel 2  
 P.S. 40773

Conveyed to Riverside County,  
 Inst. No. 381, April 14, 1950

East Riverside Land Co.

MB 7/33 SB Co

Por. Lot 84

Por.  
 Lot 84

Wly line Inst. #2001-366344,  
 O.R. (8-03-01)

4' Landscape,  
 Tree Planting and Public  
 Utilities Easement

Northgate Street

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N00°04'35"W  
 4.00'

N89°51'04"W

Palmyrita Avenue

Monumented C/L

Construction C/L



Prepared under the supervision of:

*Marissa Crowther*

MARISSA CROWTHER, PLS6152  
 DATE 4-30-02

4' LANDSCAPE, TREE PLANTING  
 & PUBLIC UTILITIES EASEMENT (PALMYRITA AVENUE)



KCT CONSULTANTS, INC.

Civil Engineers - Surveyors - Planners

P.O. Box 5705 Riverside, CA 92517-5705  
 4344 Latham St., Suite 200, Riverside, CA 92501

Phone: 909/341-8940 Fax: 909/341-8645

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 EXHIBIT "B"

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Scale: 1"=100'

April 2002

WO 1192-01