

When recorded mail to:

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



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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FOR RECORDER'S OFFICE USE ONLY

Project: P04-0794  
E'ly Terminus River Run Pkwy.  
A.P.N. 263-050-078

D - 15492



EASEMENT

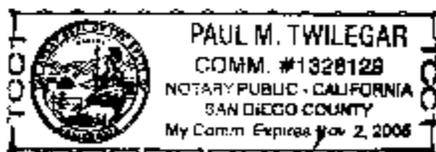
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **APACHE COLONEL ROGERS FAMILY PARTNERSHIP, L.P.**, a California limited partnership, as to an undivided 60% interest, and **MAGNON HOLDINGS, LLC**, a California limited liability company, as to an undivided 40% interest, as Grantor, 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 *storm drain 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 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 storm drain facilities.

Dated 4-11-05

APACHE COLONEL ROGERS FAMILY PARTNERSHIP, L.P., a California limited partnership



*Paul M. Twilegar*

By: Galen E. Rogers, Trustee of The GALEN E. ROGERS FAMILY TRUST, under Declaration of Trust, dated September 10, 1986, it's general partner

By *Galen E. Rogers*  
Galen E. Rogers, Trustee

Dated 4-19-05

MAGNON HOLDINGS, LLC, a California limited liability company

By: Raymond Magnon, Trustee of The MAGNON FAMILY TRUST, dated February 17, 2000, it's manager

By *Raymond Magnon*  
Raymond Magnon, Trustee



**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. 20534 of said City Council adopted September 23, 2003, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 5-11-05

CITY OF RIVERSIDE

By  \_\_\_\_\_

General Services Director

APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

BY  \_\_\_\_\_  
Deputy City Attorney



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

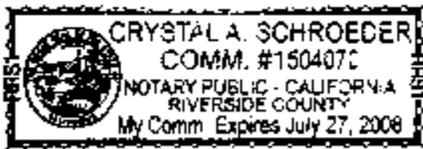
County of RIVERSIDE } ss.

On APRIL 12, 2005 before me, CRYSTAL A. SCHROEDER,  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared RAYMOND MAGNON  
Name(s) of Signer(s)

Personally known to me

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.

*Crystal A. Schroeder*  
Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer -- Title(s): \_\_\_\_\_
- Partner --  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER  
Put thumb here

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer -- Title(s): \_\_\_\_\_
- Partner --  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER  
Put thumb here

Signer Is Representing: \_\_\_\_\_



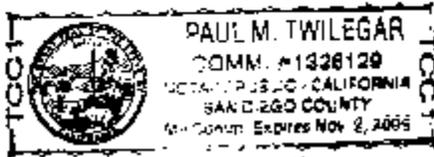
# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California  
 County of San Diego } ss.

On April 11, 05, before me, Paul M. Twilegar, Notary Public  
Date Name and Title of Officer (e.g., Justice of the Peace, Notary Public)  
 personally appeared Galen E. Rogers  
Name of Signer

personally known to me  
 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.



11-2-05

WITNESS my hand and official seal.

Paul M. Twilegar  
 Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

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Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER

Top of thumb here





2005030708260  
67:11:2065 03 06A  
6 31 7

# EXHIBIT "A"

## STORM DRAIN EASEMENT

BEING A STRIP OF LAND 12.00 FEET WIDE OVER A PORTION OF PARCEL 3 OF THAT CERTAIN PARCEL MAP, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN PARCEL MAP BOOK 18, PAGE 70, RECORDS OF SAID COUNTY, THE CENTERLINE OF SAID STRIP OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 3; THENCE ALONG THE WEST LINE OF SAID PARCEL, SOUTH 00°21'52" EAST 321.86 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 45.00 FEET, A RADIAL BEARING OF SAID CURVE TO SAID POINT BEARS SOUTH 46°48'08" WEST, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION; THENCE ALONG SAID CENTERLINE AND CURVE THROUGH A CENTRAL ANGLE OF 32°25'45" AN ARC LENGTH OF 25.47 FEET TO A POINT OF TANGENCY WITH A LINE WHICH IS PARALLEL WITH AND DISTANT 33.50 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, TO THAT CERTAIN COURSE IN THE SOUTH BOUNDARY OF SAID PARCEL 3 SHOWN ON SAID PARCEL MAP, WHICH BEARS "N75°37'15" WEST"; THENCE ALONG SAID PARALLEL LINE SOUTH 75°38'38" EAST 310.52 FEET TO THE WEST LINE OF THAT CERTAIN 60.00 FOOT WIDE STORM DRAIN EASEMENT GRANTED TO THE CITY OF RIVERSIDE, PER INSTRUMENT NO. 77808 RECORDED MARCH 4, 1998 OF OFFICIAL RECORDS OF SAID COUNTY.

THE SIDE LINES OF SAID STRIP OF LAND SHALL TERMINATE WESTERLY IN THE WEST LINE OF SAID PARCEL 3, AND EASTERLY IN THE WEST LINE OF SAID 60.00 FOOT WIDE STORM DRAIN EASEMENT.

SAID EASEMENT STRIP CONTAINS 0.09 ACRES.

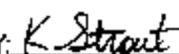
PREPARED UNDER THE SUPERVISION OF:



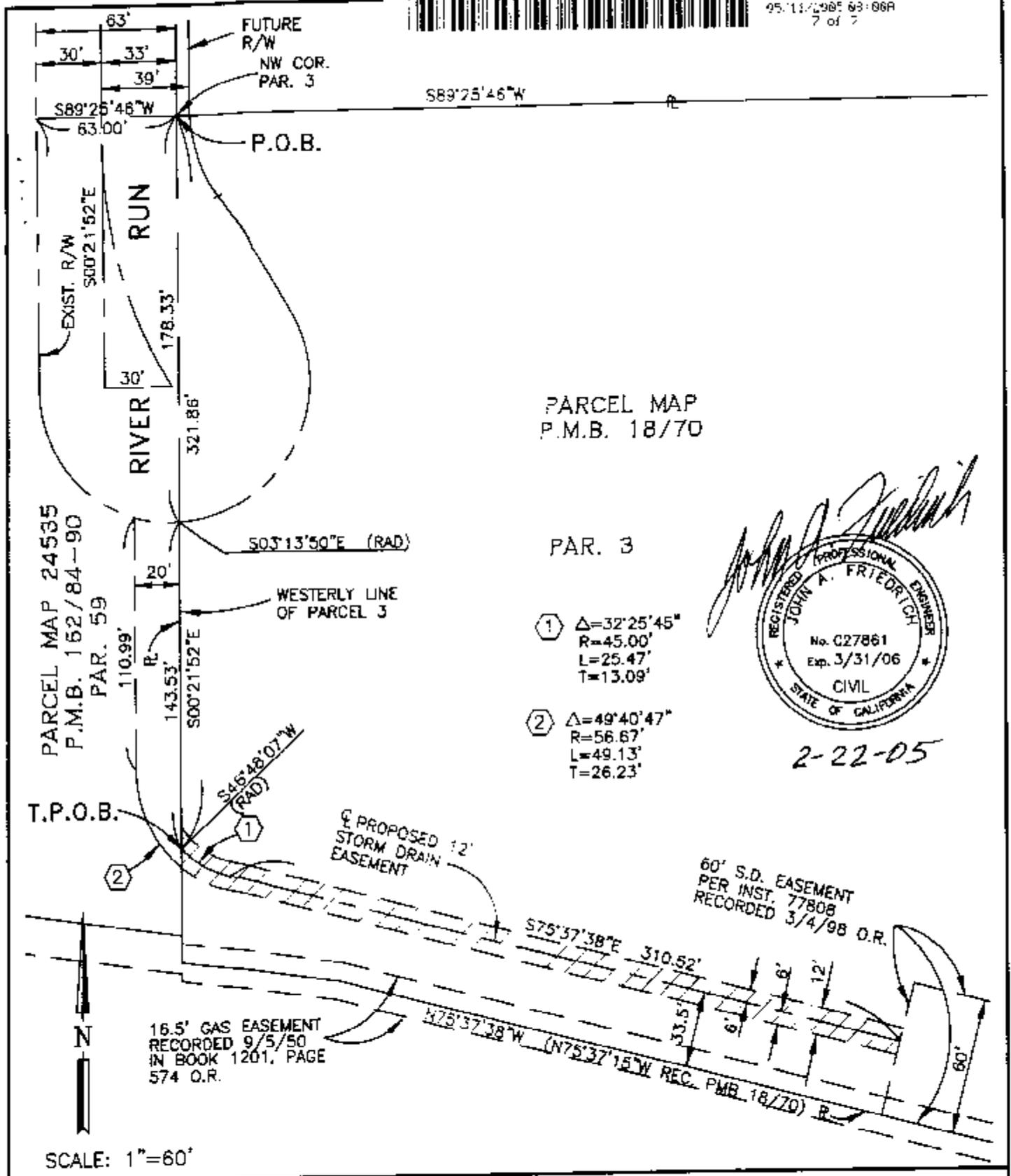
  
JOHN A. FRIEDRICH RCE 27861

2-22-05  
DATE

DESCRIPTION APPROVAL:

BY:  2/28/2005  
DATE

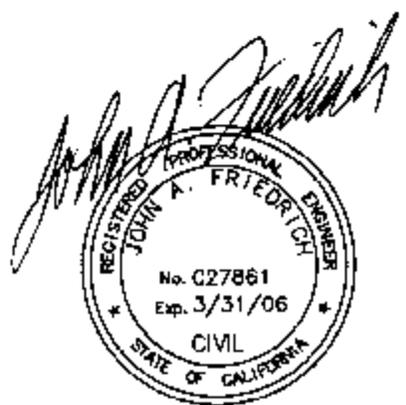
FOR: MARK S. BROWN  
CITY SURVEYOR



PARCEL MAP  
P.M.B. 18/70

PAR. 3

- ①  $\Delta=32^{\circ}25'45''$   
R=45.00'  
L=25.47'  
T=13.09'
- ②  $\Delta=49^{\circ}40'47''$   
R=56.67'  
L=49.13'  
T=26.23'



2-22-05

60' S.D. EASEMENT  
PER INST. 77808  
RECORDED 3/4/98 O.R.

16.5' GAS EASEMENT  
RECORDED 9/5/50  
IN BOOK 1201, PAGE  
574 O.R.

SCALE: 1"=60'

# CITY OF RIVERSIDE, CALIFORNIA

1754  
1754

This plat is solely an aid in locating the parcel described in the attached document. It is not part of the written description therein.

Sheet 1 of 1

Scale: 1"=60'