

When recorded mail to:

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

DOC # 2007-0319346

05/14/2007 08:00A 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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FOR RECORDER'S OFFICE USE ONLY

Project: LL-029-023 - PUE

A.P.N. 231-030-008 & 010

D - 25001



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CALIFORNIA BAPTIST UNIVERSITY, a non-profit religious benefit corporation**, 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 *electric energy distribution and telecommunication 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,



State of California }  
County of San Diego } ss.

### CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

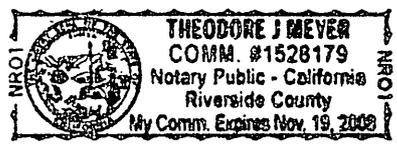
On April 24, 2007, before me, Theodore Meyer,  
Date Printed Name of Notary Public

personally appeared Black Wyatt,  
Printed Name(s) of Signer(s)

- personally known to me - or -
- proved to me on the basis of satisfactory evidence:
  - form(s) of identification \_\_\_\_\_
  - credible witness(es) \_\_\_\_\_

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.



Theodore Meyer  
Signature of Notary Public

(Seal)

#### OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

#### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Lot Line Adjustment / Easement containing \_\_\_\_\_ pages, and dated \_\_\_\_\_.

Additional Signer(s)     Signer(s) Thumbprint(s)

Other

The signer(s) capacity or authority is/are as:

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

representing: \_\_\_\_\_  
Name(s) of Person(s) or Entity(ies) Signer(s) Representing

15991



LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

www.riversideacr.com

NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Theodore J Meyer

Commission #: 1528179

Place of Execution: RIVERSIDE

Date Commission Expires: 11-19-08

Date: 5-14-07

Signature: Mick Lewis

Print Name: MICK LEWIS



**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 5-11-07

**CITY OF RIVERSIDE**

By Amelia M. Valeri

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APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

[Signature]  
Deputy City Attorney



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**EXHIBIT "A"**  
**UTILITY EASEMENT**  
**PARCEL "A"**

A strip of land 10.00 feet in width and 125.00 feet in length lying within that portion of Parcel 2, of Lot Line Adjustment LL-010-990, in the City of Riverside, as recorded on April 14, 2000 as Document No. 2000-139568 of Official Records, said Parcel 2 also shown as a portion of Parcel 2, of Parcel Map 22970, on file in Book 153, Pages 34 and 35, inclusive, of Parcel Maps, both in the Office of the Recorder of the County of Riverside, State of California, more particularly described as follows:

A strip of land lying 10.00 feet Southeasterly of, as measured at right angles to, parallel with and adjacent to the following described line:

**COMMENCING** at the most Westerly corner of said Parcel 2, of said Lot Line Adjustment and said Parcel Map;

THENCE, along the Southwesterly line of said Parcel 2, South 33°59'31" East, a distance of 359.11 feet to an angle point in said Southwesterly line of said Parcel 2 of said LL-010-990;

THENCE, continuing along said Southwesterly line of said LL-010-990, North 56°00'29" East, a distance of 325.00 feet to an angle point in said Southwesterly line of said Parcel 2, of said LL-010-999;

THENCE, continuing along said Southwesterly line of said LL-010-990, South 33°59'31" East, a distance of 357.89 feet to an angle point in said Southwesterly line of said Parcel 2, of said LL-010-099, said angle point being the **TRUE POINT OF BEGINNING**;

THENCE, continuing along said Southwesterly line of said LL-010-990, South 56°00'29" West, a distance of 125.00 feet to the **POINT OF TERMINATION**.

The above-described parcel contains 1250 square feet, more or less.

**PARCEL "B"**

A strip of land 10.00 feet in width and 95.00 feet in length lying within that portion of Parcel 4, of Lot Line Adjustment LL-010-990, in the City of Riverside, as recorded on April 14, 2000 as Document No. 2000-139568 of Official Records, said Parcel also shown as a portion of Parcel 2, of Parcel Map 22970, on file in Book 153, Pages 34 and 35, inclusive, of Parcel Maps, both in the Office of the Recorder of the County of Riverside, State of California.

A strip of land lying 10.00 feet Southeasterly of, as measured at right angles to, parallel with and adjacent to the following described line:

**BEGINNING** at the most Easterly corner of said Parcel 4, of said Lot Line Adjustment;

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THENCE, along the Northeasterly line of said Parcel 4, North 34°00'18" West, a distance of 302.92 feet;

THENCE, along the Northwesterly line of said Parcel 4, South 56°00'29" West, a distance of 495.17 feet to an angle point in said Northwesterly line;

THENCE, continuing along said Northwesterly line, North 33°59'31" West, a distance of 140.00 feet to the **TRUE POINT OF BEGINNING**;

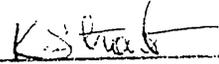
THENCE, continuing along said Northwesterly line, South 56°00'29" West, a distance of 95.00 feet to the **POINT OF TERMINATION**.

The above-described parcel contains 950 square feet, more or less.

  
Robert A. Stockton, RCE 33591

  
Date

DESCRIPTION APPROVAL

BY:  \_\_\_\_\_ DATE \_\_\_\_\_

FOR: MARK S. BROWN  
CITY SURVEYOR



SHEET 2 OF 2



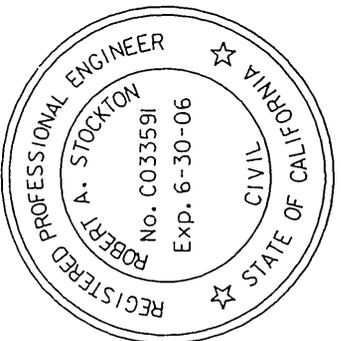
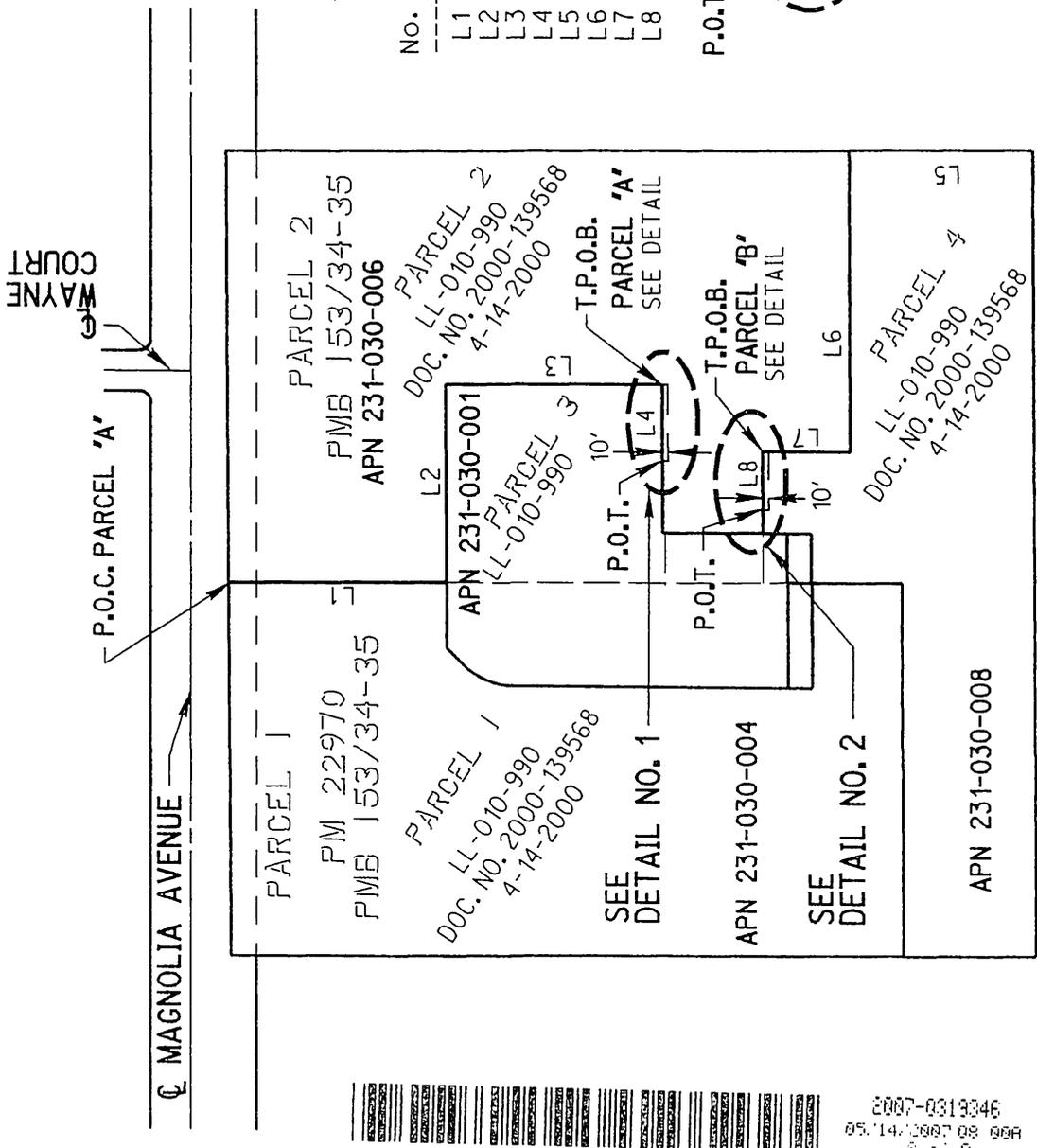
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VICINITY MAP N.T.S.

No.	DIRECTION	DISTANCE
L1	N 33°59'31" W	359.11'
L2	N 56°00'29" E	325.00'
L3	N 33°59'31" W	357.89'
L4	N 56°00'29" E	125.00'
L5	N 34°00'18" W	302.92'
L6	N 56°00'29" E	495.17'
L7	N 33°59'31" W	140.00'
L8	N 56°00'29" E	95.00'



THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

**RICK ENGINEERING COMPANY**

San Diego    Riverside    Orange    Phoenix    Tucson  
 1223 University Ave., Ste. 240 • Riverside, CA 92507-3418 • (951)782-0707 • FAX (951)782-0723 • www.rickeng.com

**UTILITY EASEMENT FOR CALIFORNIA BAPTIST LLA 29-023**

SCALE: 1"=300'      DATE: JULY 2003

PLOT DATE: 27-APR-2007      JN 14077

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