

When recorded mail to:

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

DOC # 2007-0558305

08/31/2007 08:00A Fee:NC
Page 1 of 5

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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
/			5						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
									505

0

Project: Tract 29596
Offsite Storm Drain Esmts.
A.P.N. 274-120-017

FOR RECORDER'S OFFICE USE ONLY

D - 16085



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **ENTRUST ADMINISTRATION, INC. FBO THOMAS L. MAZZETTI, IRA NO. 24015**, 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 08/03/07

ENTRUST ADMINISTRATION, INC. FBO
THOMAS L. MAZZETTI, IRA NO. 24015

By _____

By Jason Padilla

(print name)

(print name)

Title _____

Title **ENTRUST ADMINISTRATION, INC
BY: JASON PADILLA
ITS AUTHORIZED SIGNER**

GENERAL ACKNOWLEDGEMENT

State of California

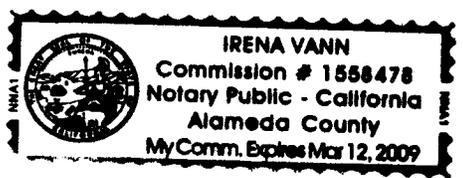
County of Alameda } ss

On August 3, 07, before me Irena Vann
(date) (name)

a Notary Public in and for said State, personally appeared

Jason Padilla
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.

I. Vann
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)
- Title _____
- Title _____
- () Guardian/Conservator
- (X) Individual(s)
- () Trustee(s)
- () Other
- Jason Padilla
- () Partner(s)
- () General
- () Limited

The party(ies) executing this document is/are representing:

**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 8/30/07

CITY OF RIVERSIDE

By Amelia M. Valeri

T29596 OFFSITE SD LOT39.DOC

APPROVED AS TO FORM
[Signature]
SUPERVISING DEPUTY CITY ATTORNEY



2007-0558305
08/31/2007 08:00A
3 of 5



2007-0558305
08/31/07 08:09A
5

EXHIBIT "A"
DRAINAGE EASEMENT

That portion of Lot 39 of Woodcrest Acres No. 3, as shown by map on file in Book 14 of Maps, at pages 67 and 68 thereof, Records of Riverside County, California, located in Section 25, Township 3 South, Range 5 West, San Bernardino Meridian, said portion being described as follows:

COMMENCING at the north sixteenth corner on the easterly line of said Section 25, said corner also being the intersection of the centerline of Bobbitt Avenue (20.00 feet in half width) with the centerline of Chicago Avenue (20.00 feet in half width) as shown on said Woodcrest Acres No. 3;

Thence North 89° 36' 11" West along said centerline of Bobbitt Avenue, a distance of 739.49 feet to an intersection with the southerly prolongation of the easterly line of said Lot 39 of Woodcrest Acres No. 3;

Thence North 00° 56' 01" East along said southerly prolongation, a distance of 20.00 feet to the **TRUE POINT OF BEGINNING**, said point being on the northerly right-of-way line of said Bobbitt Avenue, said point also being the southeast corner of said Lot 39;

Thence North 89° 36' 11" West along said right-of-way line, and along the southerly line of said Lot 39, a distance of 51.38 feet to an intersection with said northerly right-of-way line with the northeasterly right-of-way line of Fred Street (50.00 feet in full width) as dedicated by Instrument recorded September 29, 1965 as Instrument No. 111739, Official Records of Riverside County, California;

Thence North 36° 57' 02" West along said northeasterly right-of-way line, a distance of 15.83 feet;

Thence North 62° 43' 34" East, a distance of 46.24 feet;

Thence South 27° 16' 26" East, a distance of 27.16 feet to a point on a line parallel with and distant northerly 10.00 feet, measured at a right angle, from said northerly right-of-way line of Bobbitt Avenue;

Thence South 89° 36' 11" East along said parallel line, a distance of 7.51 feet to a point on the easterly line of said Lot 39;

Thence South 00° 56' 01" West along said easterly line, a distance of 10.00 feet to the **TRUE POINT OF BEGINNING**.

Containing 1,247 square feet, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb
Matthew E Webb, L.S. 6607

10/30/06
Date



Prepared by: *[Signature]*
Checked by: *[Signature]*

DESCRIPTION APPROVAL:
[Signature] DATE: *10/30/07*
FOR: MARK S. BROWN
CITY SURVEYOR



SCALE:
1"=50'

WOODCREST ACRES NO. 3
MB. 14/67-68

POR. 39
1,247
SQ. FT.

40

POR. 44

FRED ST.

C/L CHICAGO AVENUE
(TO VAN BUREN AVENUE)

T.P.O.B.

C/L BOBBITT AVENUE

CITY OF RIVERSIDE

50' RIGHT OF WAY PER INST.
NO. 111739, 9/29/1965, O.R.

P.O.C.
N. 1/16 COR.,
SEC. 25 | 30,
AND CENTERLINE
INTERSECTION

WOODCREST ACRES NO. 3 54

LINE	BEARING	DISTANCE
L1	N89°36'11"W	51.38'
L2	N36°57'02"W	15.83'
L3	N62°43'34"E	46.24'
L4	S27°16'26"E	27.16'
L5	S89°36'11"E	7.51'
L6	S00°56'01"W	10.00'



ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

SECTION 25,
T. 3 S., R. 5 W., S.B.M.

CITY OF RIVERSIDE, CALIFORNIA

THIS PLAT IS SOLELY AN AID IN LOCATING THE
PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT.

DATE PREPARED:
OCTOBER 30, 2006

SHEET 1 OF 1

W.O.
04-0527

SCALE: 1" = 50'

DRWN BY *Jim* DATE 10/30/06
CHKD BY *[Signature]* DATE

SUBJECT: DRAINAGE EASEMENT

16085

2007-0558305
08/31/2007 08:09A
5 of 5



G:\2004\04-0008\FINAL_MAP\DRAINAGE_ESMT.dwg