

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)

**DOC # 2014-0210573**  
06/09/2014

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**Larry W Ward**  
County of Riverside  
Assessor, County Clerk & Recorder

Project: Santa Ana River Trunk Sewer – Phase II  
POR. APN: 187-080-008

**FOR RECORDER'S OFFICE USE ONLY**

**D - 17044**

**EASEMENT**

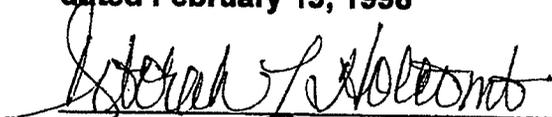
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **DEBORAH LOUISE HOLCOMB** and **DAVID KEIL HOLCOMB**, Successor Co-Trustees of the Holcomb Family 1998 Living Trust, under Declaration of Trust dated February 19, 1998, as Grantors, grant to the CITY OF RIVERSIDE, a California charter 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 *sanitary sewer 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

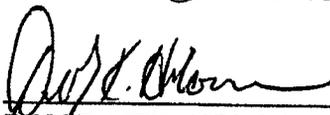
structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said **sanitary sewer facilities.**

Dated 08 APRIL 2014

**DEBORAH LOUISE HOLCOMB and DAVID KEIL HOLCOMB, Successor Co-Trustees of the Holcomb Family 1998 Living Trust, under Declaration of Trust dated February 19, 1998**



**DEBORAH LOUISE HOLCOMB, Successor Co-Trustee**



**DAVID KEIL HOLCOMB, Successor Co-Trustee**

State of California

County of RIVERSIDE } ss

On April 8, 2014, before me, SHERYN LEE SMAY,

notary public, personally appeared, DEBORAH L. HOLCOMB AND DAVID K. HOLCOMB

who 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~~ 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Sheryn Smay  
Notary Signature



**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 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated June 9, 2014

CITY OF RIVERSIDE

By David Welch  
Real Property Services Manager

EXHIBIT "A"

POR. A.P.N. 187-080-008  
Sanitary Sewer Facilities Easement

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 4 of Evans Rio Rancho, as shown by map on file in Book 10, Pages 52 through 54 of Maps, records of said Riverside County, described as follows:

COMMENCING at the most easterly corner of said Lot 4;

THENCE South  $74^{\circ}45'33''$  West, along the northerly line of said Lot 4, a distance of 553.46 feet to the northwesterly corner of that certain parcel of land described in Grant Deed in favor of the City of Riverside by document recorded April 8, 1966, as Instrument No. 37188 of Official Records of said Riverside County;

THENCE South  $11^{\circ}05'27''$  East, along the westerly line of said parcel of land, a distance of 4.61 feet to the southerly line of that certain easement for public street purposes granted to the City of Riverside by document recorded February 20, 1976, as Instrument No. 22486 of Official Records of said Riverside County, and being the POINT OF BEGINNING of the parcel of land being described;

THENCE South  $60^{\circ}52'01''$  West, along said southerly line, a distance of 13.87 feet;

THENCE South  $10^{\circ}57'20''$  East, a distance of 70.64 feet to the northerly line of that certain easement for sewer facilities and appurtenances in favor of the City of Riverside by document recorded January 10, 1958, in Book 2204, Page 559, et seq., of Official Records of said Riverside County;

THENCE North  $48^{\circ}14'49''$  East, along said last mentioned northerly line, a distance of 15.53 feet to said westerly line of the parcel of land described in document recorded April 8, 1966;

THENCE North  $11^{\circ}05'27''$  West, along said westerly line, a distance of 67.02 feet to the POINT OF BEGINNING.

Area - 913 square feet, more or less.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

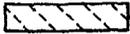
 7/12/02 Prep.   
Mark S. Brown, L.S. 5655 Date



**NEW SEWER EASEMENT**



**NEW TEMP. CONST. ESMT.**



**TEQUESQUITE AVENUE**

S74°45'33"W

2/20/1976 #22486 O.R.

S60°52'01"W

4.61' 13.87' 553.46'

42.10'

N10°57'20"W

81.35'

46.97'

S10°57'20"E

70.64'

67.02'

108.83'

3040 SQ.FT.

N48°14'49"E

1/10/1958 2204/559 O.R.

**EXISTING 32' SEWER EASEMENT**

PARCEL B 371.10'

N48°14'49"E

S48°12'39"W

6789 SQ.FT.

**4**  
**EVANS RIO RANCHO**  
M.B. 10/52-54

**HOLCOMB**  
A.P.N. 187-080-008

HOLCOMB FAMILY TRUST  
MAY 18, 1998  
#199193 O.R.

- 913 SQ.FT.

- 9809 SQ.FT.

12' STORM DRAIN ESMT. 2/20/1976 #22487 O.R.  
S11°05'27"E

CITY OF RIVERSIDE  
APRIL 8, 1966  
#37188 O.R.

16.01'  
66.29'  
S48°06'59"W

N29°07'59"W

**RIO VERDE TERRACE**

M.B. 31/16-17

• CITY OF RIVERSIDE, CALIFORNIA •

D-17044

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

SHEET 1 OF 1

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 8/24/12

SANTA ANA RIVER TRUNK SEWER - PHASE II