

DOC # 2014-0383062

10/08/2014 08:39A Fee:NC

Page 1 of 7

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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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Project: Sycamore Canyon Business Park –  
Central Storm Water Treatment Basin

D- 17092



APN: 263-050-074

**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged **INVESTMENT BUILDING GROUP, a California Corporation**, as to a 1% undivided interest and **JACK M. LANGSON as Trustee** of the **JACK M. LANGSON LIVING TRUST** u/a dated 1/01/06, a 99% undivided interest, as Grantor(s), grant(s) 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 **Storm Drain Facilities**, together with all necessary appurtenances, in, under, upon, over and along that certain real property 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 7/14/14

**INVESTMENT BUILDING GROUP, a  
California Corporation**

By \_\_\_\_\_

By *Jack M. Langson*

\_\_\_\_\_  
(print name)

JACK M. LANGSON  
(print name)

Title \_\_\_\_\_

Title PRESIDENT

Dated 7/14/14

**JACK M. LANGSON as Trustee of the  
JACK M. LANGSON LIVING TRUST u/a  
dated 1/01/06**

*Jack M. Langson*  
**JACK M. LANGSON, Trustee**



2014-0383062  
10/00/2014 08:39A  
2 of 7



State of California

County of ORANGE } ss

On 7-14-14, before me, M. SKAWINSKI, NOTARY PUBLIC,

notary public, personally appeared, JACK M. LANGSON, PRESIDENT OF INVESTMENT BUILDING GROUP,

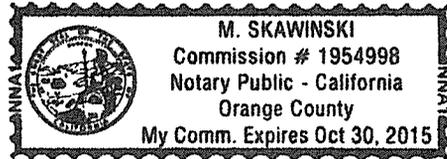
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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.

M. Skawinski

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 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated August 20, 2014

CITY OF RIVERSIDE

By: [Signature]  
David Welch  
Real Property Services Manager

**APPROVED AS TO FORM**  
[Signature]  
SUPERVISING DEPUTY CITY ATTORNEY

State of California

County of ORANGE } ss

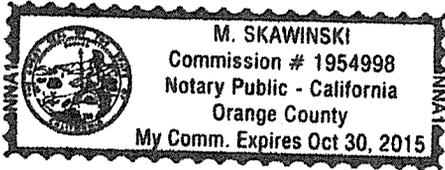
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JACK M. LANGSON LIVING TRUST

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Dated \_\_\_\_\_

**CITY OF RIVERSIDE**

By: \_\_\_\_\_  
David Welch  
Real Property Services Manager



**EXHIBIT "A"**

That portion of Parcel 4 of Parcel Map as shown by map on file in Book 18 of Parcel Maps at page 70 thereof, Records of Riverside County, California, located in Section 9, Township 3 South, Range 4 West, San Bernardino Meridian, said portion being described as follows:

**COMMENCING** at the northwesterly corner of said Parcel 4;

Thence South  $81^{\circ}45'15''$  East along the northerly line of said Parcel 4, a distance of 71.15 feet to an angle point thereon;

Thence continuing along said northerly line South  $75^{\circ}37'15''$  East, a distance of 230.48 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said northerly line South  $75^{\circ}37'15''$  East, a distance of 299.64 feet to a point thereon;

Thence leaving said northerly line South  $17^{\circ}05'33''$  West, a distance of 54.30 feet;

Thence North  $72^{\circ}54'27''$  West, a distance of 31.86 feet;

Thence South  $33^{\circ}14'45''$  West, a distance of 196.03 feet;

Thence South  $23^{\circ}01'42''$  West, a distance of 95.93 feet;

Thence South  $00^{\circ}10'04''$  East, a distance of 29.77 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 45.00 feet;

Thence southerly, southwesterly and westerly along said curve, to the right, through a central angle of  $69^{\circ}07'39''$ , an arc distance of 54.29 feet;

Thence South  $68^{\circ}57'35''$  West, a distance of 79.40 feet to the beginning of a non-tangent curve, concave to the west, having a radius of 330.00 feet, the radial line to said point bears North  $87^{\circ}33'19''$  East;

Thence southerly along said curve, to the right, through a central angle of  $20^{\circ}20'51''$ , an arc distance of 117.19 feet;

Thence South  $17^{\circ}54'10''$  West, a distance of 61.58 feet;

Thence North  $72^{\circ}05'50''$  West, a distance of 60.00 feet;



2014-0383062  
10/08/2014 08:39A  
5 of 7

Thence North 17°54'10" East, a distance of 61.58 feet to the beginning of a tangent curve, concave to the west, having a radius of 270.00 feet;

Thence northerly along said curve, to the left, through a central angle of 15°08'15", an arc distance of 71.33 feet;

Thence North 68°15'10" West, a distance of 79.22 feet to the beginning of a tangent curve, concave to the east, having a radius of 65.00 feet;

Thence westerly, northwesterly, northerly and northeasterly along said curve, to the right, through a central angle of 112°29'13", an arc distance of 127.61 feet;

Thence North 44°14'03" East, a distance of 90.85 feet;

Thence North 63°02'55" East, a distance of 87.79 feet;

Thence North 17°25'10" East, a distance of 220.46 feet;

Thence North 75°36'44" West, a distance of 57.56 feet;

Thence North 14°23'16" East, a distance of 33.12 feet to the **TRUE POINT OF BEGINNING**.

Containing 2.50 acres, more or less.

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

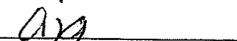
PREPARED UNDER MY SUPERVISION

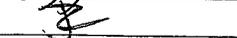


Andrew Y. Oroscó, LS 5491

11/22/14

Date

Prepared by: 

Checked by: 



DESCRIPTION APPROVAL:



CURTIS C. STEPHENS, L.S. 7519 DATE  
CITY SURVEYOR

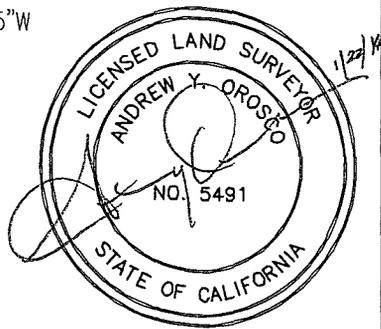
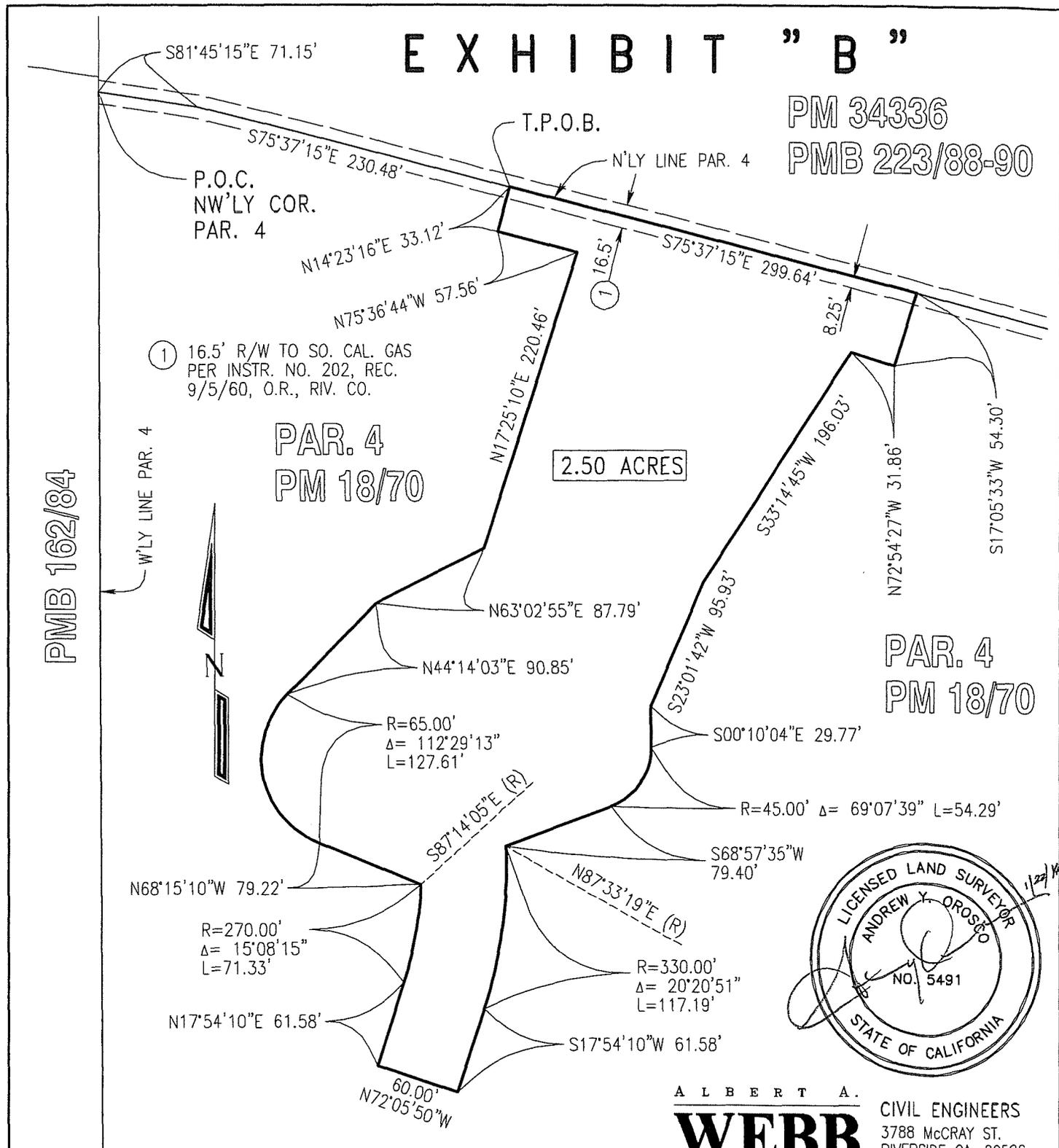


2014-0383062  
10/08/2014 08:39A  
6 of 7



# EXHIBIT " B "

PM 34336  
PMB 223/88-90



ALBERT A.  
**WEBB**  
ASSOCIATES

CIVIL ENGINEERS  
3788 McCRAY ST.  
RIVERSIDE CA. 92506  
(951) 686-1070

G:\2001\01-0322\CENTRAL BASIN\Legal - Central Basin\01322\_Central Basin Boundary.pro 1/22/2014 SECTION 9, T3S, R4W, SBM

## CITY OF RIVERSIDE

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.		SHEET 1 OF 1	W.O. 01-322
SCALE: 1"=100'	DRWN BY <i>AS</i> CHKD BY <i>AS</i>	DATE 1/22/14 DATE 1-22-14	SUBJECT: DRAINAGE EASEMENT