

Commonwealth Land Title Company

DOC # 2015-0008187
01/08/2015 12:45 PM Fees: \$0.00
Page 1 of 8
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor, County Clerk & Recorder

When recorded mail to:

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

**This document was electronically submitted
to the County of Riverside for recording**
Received by: MGREGSTON

FREE RECORDING
This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code §8103)

FOR RECORDER'S OFFICE USE ONLY

Project: Tequesquite Trunk Sewer Ph. II
Por. APN: 219-152-015
Address: 4870 Somerset Drive
TRANSFER TAX Ø
11920571
TRA: 009-000

D- 17124

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **David C. McCammack and Wendy J. McCammack, husband and wife as joint tenants, 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 Sanitary Sewer 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
Sanitary Sewer Facilities.

Date: 8/20/14

David C. McCammack
David C. McCammack

Wendy J. McCammack
Wendy J. McCammack

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside }

ss

On 8-20-14, before me, Lisa Andresen,

notary public, personally appeared, David C. McCammack and

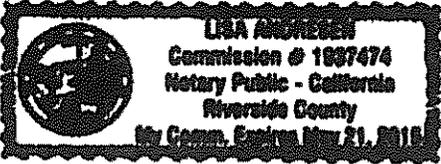
Wendy T. McCammack,

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.

Lisa Andresen
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 21, 2014

CITY OF RIVERSIDE

By: _____

David Welch
Real Property Services Manager

APPROVED AS TO FORM
[Signature]
SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT "A"

Por. APN: 219-152-015
Sanitary Sewer Facilities Esmt.

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

That portion of Lot 7 of Fairview Terrace on file in Book 9 of Maps, at Page 54 thereof, Records of Riverside County, California, lying within a strip of land 20.00 feet in width, the centerline being described as follows:

Commencing at the intersection of the centerline of Brooks Street and the construction centerline of Olivewood Avenue as shown on Tract 17488 on file in Book 123 of Maps, at Pages 91 through 93 thereof, Records of Riverside County, California;

Thence S.60°22'28"E. along the centerline of said Brooks Street, a distance of 188.97 feet to an angle point on the centerline of said Brooks Street as shown on said Tract 17488;

Thence S.04°29'20"W., a distance of 25.99 feet;

Thence S.58°29'47"E., a distance of 44.53 feet;

Thence S.70°17'16"E., a distance of 477.90 feet;

Thence S.62°05'37"E., a distance of 269.71 feet;

Thence S.12°45'30"W., a distance of 288.33 feet;

Thence S.19°10'09"W., a distance of 262.94 feet;

Thence S.14°11'00"W., a distance of 214.35 feet;

Thence S.12°24'00"W., a distance of 282.32 feet;

Thence S.24°16'13"E., a distance of 193.34 feet;

Thence S.25°32'15"W., a distance of 234.84 feet;

Thence S.12°00'30"W., a distance of 239.20 feet;

Thence S.18°51'22"E., a distance of 175.05 feet;

Thence S.82°20'20"E., a distance of 244.24 feet;

Thence N.77°19'45"E., a distance of 254.60 feet;

Thence N.34°43'25"E., a distance of 25.46 feet;

Thence N.00°11'58"E., a distance of 152.35 feet;

Thence N.27°58'53"E., a distance of 75.72 feet;

Thence S.81°19'02"E., a distance of 422.75 feet;

Thence S.81°13'57"E., a distance of 427.43 feet;

Thence S.81°35'13"E., a distance of 417.01 feet;

Thence S.89°53'42"E., a distance of 86.35 feet;

Thence N.81°43'11"E., a distance of 123.60 feet;

Thence N.87°52'55"E., a distance of 14.40 feet to the Westerly line of said Lot 7, being the Point of Beginning of said centerline description;

Thence continuing N.87°52'55"E., a distance of 184.63 feet to the Easterly line of said Lot 7, being the termination of said centerline description;

The sidelines of said strip of land 20.00 feet in width shall be prolonged or shortened to terminate Westerly in the Westerly line of said Lot 7 and prolonged or shortened to terminate Easterly in the Easterly line of said Lot 7;

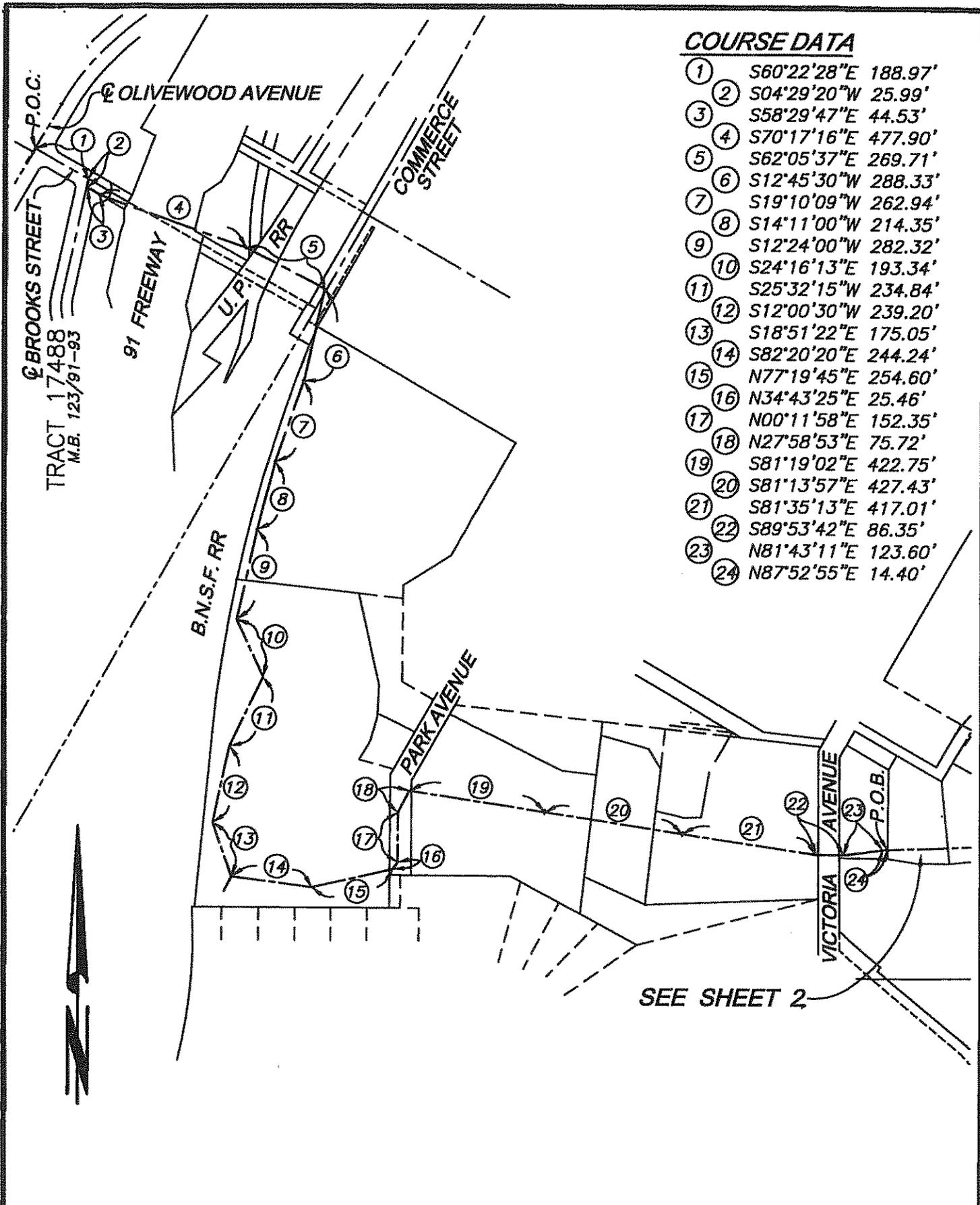
The above described parcel of land contains 3,693 square feet, more or less.

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

 9/30/2012 Prep. EV
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/13



D-17124



COURSE DATA

- ① S60°22'28"E 188.97'
- ② S04°29'20"W 25.99'
- ③ S58°29'47"E 44.53'
- ④ S70°17'16"E 477.90'
- ⑤ S62°05'37"E 269.71'
- ⑥ S12°45'30"W 288.33'
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- ㉒ S89°53'42"E 86.35'
- ㉓ N81°43'11"E 123.60'
- ㉔ N87°52'55"E 14.40'

P.O.C.
 BROOKS STREET
 TRACT 17488
 M.B. 123/91-93

OLIVEWOOD AVENUE

COMMERCE STREET

91 FREEWAY

B.N.S.F. RR

U.P. RR

PARK AVENUE

VICTORIA AVENUE

P.O.B.

SEE SHEET 2

• CITY OF RIVERSIDE, CALIFORNIA • D-17124

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.

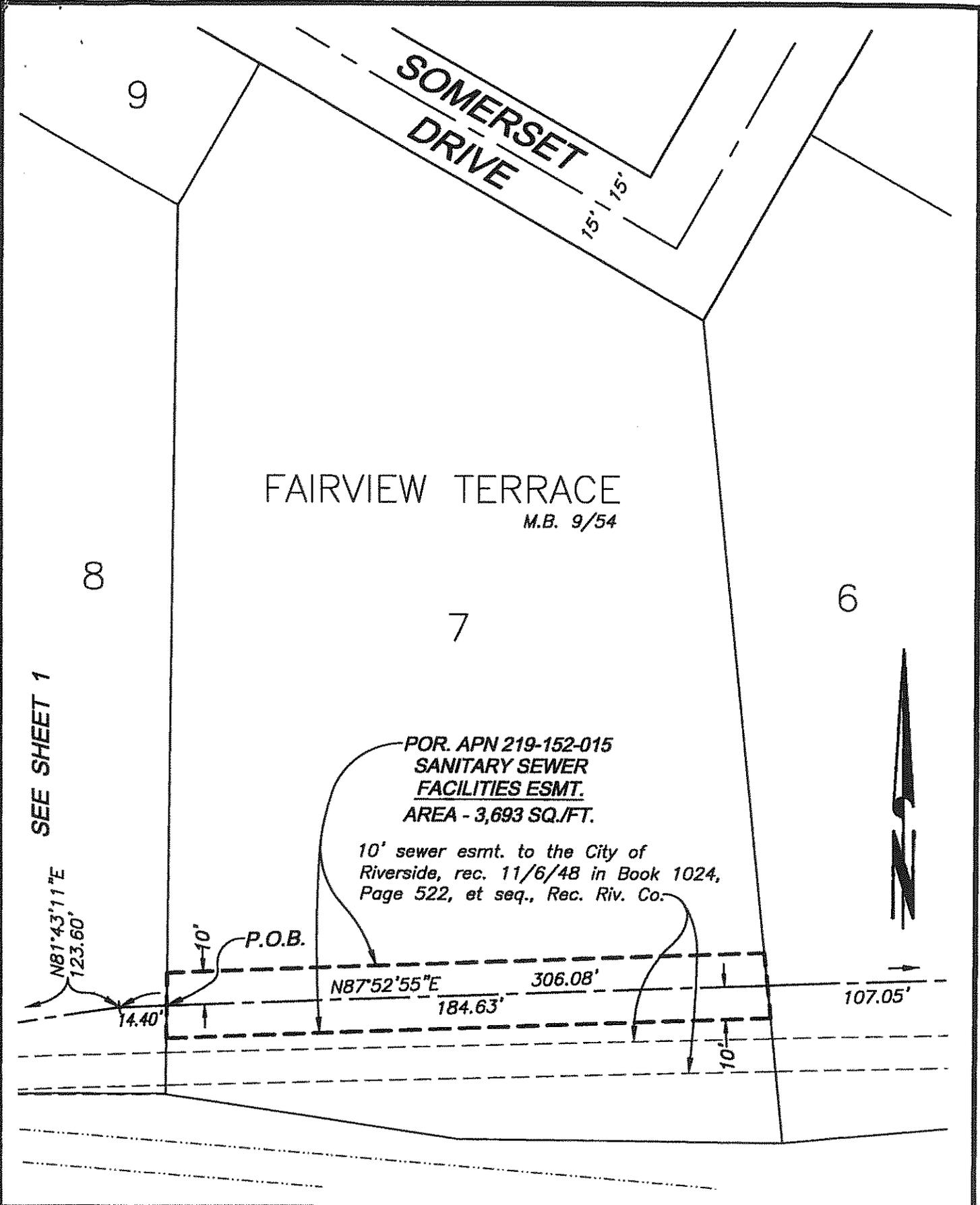
SHEET 1 OF 2

SCALE: N.T.S.

DRAWN BY: EV

DATE: 6/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2



• CITY OF RIVERSIDE, CALIFORNIA • D-17124

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 2 OF 2

SCALE: 1"=40'

DRAWN BY: EV

DATE: 6/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2



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

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

Website: www.riversideacr.com

DOCUMENTARY TRANSFER TAX AFFIDAVIT

WARNING

ANY PERSON WHO MAKES ANY MATERIAL MISREPRESENTATION OF FACT FOR THE PURPOSE OF AVOIDING ALL OR ANY PART OF THE DOCUMENTARY TRANSFER TAX IS GUILTY OF A MISDEMEANOR UNDER SECTION 5 OF ORDINANCE 516 OF THE COUNTY OF RIVERSIDE AND IS SUBJECT TO PROSECUTION FOR SUCH OFFENSE.

ASSESSOR'S PARCEL NO. 219 -- 152 -- 015 I declare that the documentary transfer tax for this
Property Address: 4870 Somerset Drive, Riverside CA transaction is: \$ 0.00

If this transaction is exempt from Documentary Transfer Tax, the reason must be identified below.

I CLAIM THAT THIS TRANSACTION IS EXEMPT FROM DOCUMENTARY TRANSFER TAX BECAUSE: (The Sections listed below are taken from the Revenue and Taxation Code. Please check one or explain in "Other".)

- 1. Section 11911. The document is a lease for a term of less than thirty-five (35) years (including options).
2. Section 11911. The easement is not perpetual, permanent, or for life.
3. Section 11921. The instrument was given to secure a debt.
4. Section 11922. The conveyance is to a governmental entity or political subdivision.
5. Section 11925. The transfer is between individuals and a legal entity, or between legal entities, and does not change the proportional interests held.
6. Section 11926. The instrument is from a trustor to a beneficiary, in lieu of foreclosure, and no additional consideration was paid.
7. Section 11926. The grantee is the foreclosing beneficiary and the consideration paid by the foreclosing beneficiary does not exceed the unpaid debt.
8. Section 11927. The conveyance relates to a dissolution of marriage or legal separation.
9. Section 11930. The conveyance is an inter vivos gift* or a transfer by death.
10. Section 11930. The conveyance is to the grantor's revocable living trust.
11. Other (Include explanation and authority)

*Please be aware that information stated on this document may be given to and used by governmental agencies, including the Internal Revenue Service. Also, certain gifts in excess of the annual Federal gift tax exemption may trigger a Federal Gift Tax. In such cases, the Transferor (donor/grantor) may be required to file Form 709 (Federal Gift Tax Return) with the Internal Revenue Service.

I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Executed this 7th day of January, 2015 at Newport Beach CA
City State

Signature of Affiant

Vivian Lee
Printed Name of Affiant

Commonwealth Land Title Company
Name of Firm (if applicable)

4100 Newport Place Dr. #120, Newport Beach CA 92660
Address of Affiant

949-724-3155
Telephone Number of Affiant (including area code)

This form is subject to the California Public Records Act (Government Code 6250 et. seq.)

For Recorder's Use:

Affix PCOR Label Here