

When recorded mail to:

SURVEYOR
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

FOR RECORDER'S OFFICE USE ONLY

Project: Casa Blanca Elementary School
Sewer Line – Villegas Park
Por. A.P.N. 230-340-001

DX -

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CITY OF RIVERSIDE, a California charter city and municipal corporation**, as Grantor(s), grant(s) to the **RIVERSIDE UNIFIED SCHOOL DISTRICT, a public school district duly organized and validly existing under the Constitution and Laws 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 **Sanitary Sewer Facilities**, together with manholes, cleanouts, wye branches and 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**. Any park improvements including but not limited to lighting, sidewalk, landscape, and irrigation that are damaged by RUSD staff, consultants or contractors within the easement shall be repaired to existing or better condition. The City Parks, Recreation and Community Services Department Director shall be notified by RUSD a minimum of fourteen (14) calendar days prior to commencement of improvements

Dated _____ 20____

**CITY OF RIVERSIDE,
a California charter city and municipal corporation**

By: _____
Mike Futrell, City Manager

Attest: _____
Donesia Gause, City Clerk

ACKNOWLEDGMENT

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 _____ } ss

On _____, before me, _____,

notary public, personally appeared, _____

_____,
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.

Notary Signature

EXHIBIT "A"

LEGAL DESCRIPTION OF SEWER EASEMENT

BEING A STRIP OF LAND 10.00 FEET WIDE, WITHIN THE NORTHEASTERLY RECTANGULAR ½ OF LOT 3, IN BLOCK 66 OF THE SAYWARD AND EVANS TRACT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. AS SHOWN BY MAP RECORDED IN BOOK 3, PAGE 2, OF MAPS, RECORD OF SAN BERNARDINO COUNTY, CALIFORNIA, SAID LAND BEING PARCEL NO. 1 IN THE GRANT DEED BETWEEN FRANK A. TETLEY AND MARION TETLEY, GRANTORS, AND THE CITY OF RIVERSIDE, GRANTEE, AS RECORDED ON FEBRUARY 21, 1941 IN BOOK 491, PAGE 440 OF OFFICIAL RECORDS, RIVERSIDE COUNTY CALIFORNIA. SAID STRIP BEING DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 4 OF SAID BLOCK 66, SAYWARD AND EVANS TRACT, SAID CORNER ALSO BEING THE SOUTHEASTERLY CORNER OF THE CASA BLANCA HEIGHTS SUBDIVISION AS SHOWN ON A MAP FILED IN BOOK 2, PAGE 85, RECORDS OF SURVEY, RIVERSIDE COUNTY CALIFORNIA;

THENCE NORTH 56°22'03" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 9.64 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID NORTHERLY LINE, NORTH 33°37'57" WEST ALONG A LINE THAT IS PARALLEL WITH AND DISTANT 9.64 FEET FROM THE EASTERLY LINE OF SAID CASA BLANCA HEIGHTS SUBDIVISION, A DISTANCE OF 150.00 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THE EXTENSION OF BUNKER STREET, DEDICATED TO THE CITY OF RIVERSIDE BY RESOLUTION NO. 8627 RECORDED JULY 23, 1959 IN BOOK 2515, PAGE 204, OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA;

THENCE NORTH 56°22'03" EAST ALONG SAID SOUTHERLY LINE OF THE EXTENSION OF BUNKER STREET 10.00 FEET TO THE INTERSECTION OF A LINE THAT IS PARALLEL WITH AND DISTANT 19.64 FEET NORTHEASTERLY OF SAID EASTERLY LINE OF THE CASA BLANCA HEIGHTS SUBDIVISION;

THENCE SOUTH 33°37'57" EAST ALONG SAID PARALLEL LINE 150.00 FEET MORE OR LESS, TO AN INTERSECTION WITH SAID NORTHERLY LINE OF LOT 4;

THENCE SOUTH 56°22'03 WEST ALONG SAID NORTHERLY LINE OF LOT 4 A DISTANCE OF 10.00 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID SEWER EASEMENT CONTAINS 1,500 SQUARE FEET, MORE OR LESS.

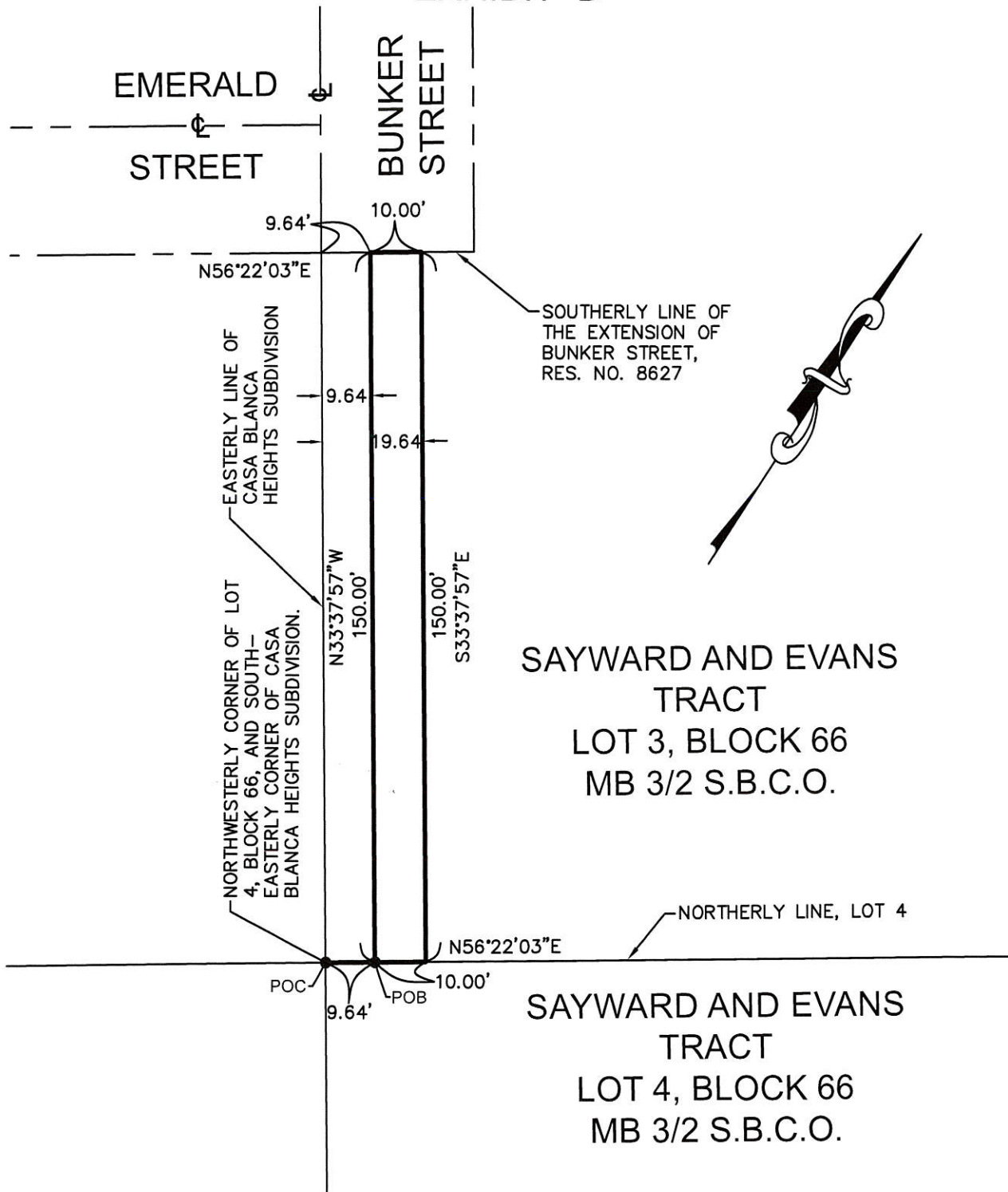
SAID EASEMENT IS SUBJECT OF EXISTING RIGHTS OF WAY OR EASEMENTS THAT ARE DISCLOSED
IN PUBLIC RECORDS.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME, OR UNDER MY
DIRECTION.

 8/2/23
ALAN C. HILLWIG, PLS DATE



EXHIBIT "B"



SAYWARD AND EVANS
TRACT
LOT 3, BLOCK 66
MB 3/2 S.B.C.O.

SAYWARD AND EVANS
TRACT
LOT 4, BLOCK 66
MB 3/2 S.B.C.O.



Prepared by HILLWIG-GOODROW, INC.:
31419 Outer Hwy. 10, Ste. 1-200, Redlands, CA 92373
Phone: (888)-626-5137

ALAN C. HILLWIG, PLS 5137
LICENSE EXPIRES: 6-30-25

DATE

SCALE: 1" = 30'

FILE NO.: 0228-239-C

DATE: AUGUST 1, 2023

SHEET _1_ OF _1_