



RECORDING REQUESTED BY AND WHEN
RECORDED RETURN TO:

Eastern Municipal Water District
P.O. Box 8300
Perris, CA 92572-8300
Attn: Real Property Division

EXEMPT FROM RECORDING FEES
(Government Code §§6103 & 27383)

(Space above Line for Recorder's Use Only)

APN(S): 487-370-016
SO#: 274389
RA#:

The undersigned grantor(s) declare(s) documentary transfer tax is \$0.00. *Transfer is exempt from transfer tax pursuant to R&T Code §11922.*

EASEMENT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **MORENO VALLEY COMMUNITY SERVICES DISTRICT**, a District formed pursuant to California Community Services District Law (hereinafter referred to as "Grantor"), does hereby grant to **EASTERN MUNICIPAL WATER DISTRICT**, a public agency organized and existing under and by virtue of the Municipal Water District Law of 1911, its successors and assigns (hereinafter referred to as "Grantee"), a non-exclusive public service facilities easement in, on, over, under, upon, above, along and across the land in the City of Moreno Valley, County of Riverside, State of California, described and depicted in Exhibits "A" and "B" attached hereto and incorporated by reference herein ("Easement Area"), together with all rights of ingress and egress thereto, including the right to enter onto the Easement Area with such vehicles, machinery, and equipment as may be necessary or convenient to the construction, reconstruction, installation, replacement, reconfiguration, operation, maintenance, repair, relocation, removal, inspection, observation, and study of said facilities, pipelines, equipment, structures and/or appurtenances.

Except as otherwise provided herein, Grantee has the right to prevent any activity on or use of the Easement Area that (a) is inconsistent with the purposes of this Easement Deed; (b) interferes with or is harmful to Grantee's rights herein; or (c) interferes with or is harmful to Grantee's facilities, pipelines, equipment and/or appurtenances. Grantor agrees not to use or allow the use of the Easement Area in such a way as to impede, harm, or interfere with the Grantee's rights as defined herein or Grantee's facilities, pipelines, equipment, structures and/or appurtenances.

Grantor shall effectuate and pay the costs for removal, repair or restoration of any materials within the Easement Area, including but not limited to, plants/trees or other landscape materials, decorative/architectural features, pervious concrete, porous concrete, permeable concrete, no fines concrete, porous pavement, stamped concrete, brick, tile, stone, pavers, cobblestone, rock, slate, turf block, walls, monuments or other decorative/architectural material in addition to or in place of standard asphalt that is not in place at the time this Easement Deed is executed. Grantor shall be responsible for the repair and/or replacement of the affected materials at no cost to Grantee. Grantee will only backfill to grade with dirt or install standard asphalt within that portion of the Easement Area affected by its work.

This Easement Deed constitutes the entire agreement between Grantor and Grantee relating to this Easement Deed. Any prior agreements, promises, negotiations, or representations not expressly set forth in this Easement Deed are of no force and effect. Any amendment to this Easement Deed shall be of no force and effect unless it is in writing and signed by Grantor and Grantee.

Each Party represents and warrants that they have carefully read this Easement Deed, and in signing this Easement Deed, they do so with full knowledge of any right which they may have; they have received independent legal advice from their respective legal counsel as to the matters set forth in this Easement Deed, or have knowingly chosen not to consult legal counsel as to the matters set forth in this Easement Deed; and, they have freely signed this Easement Deed without any reliance upon any agreement, promise, statement or representation by or on behalf of the other Party, or their respective agents, employees, or attorneys, except as specifically set forth in this Easement Deed, and without duress or coercion, whether economic or otherwise.

Dated: _____

**MORENO VALLEY COMMUNITY
SERVICES DISTRICT**, a District formed
pursuant to California Community
Services District Law

By: _____

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 _____ }

On _____ before me, _____,
Date Here Insert Name and Title of the Officer

personally appeared _____
Name(s) of Signer(s)

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.

Signature _____

Place Notary Seal and/or Stamp Above

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by an Easement Deed dated _____ from **MORENO VALLEY COMMUNITY SERVICES DISTRICT**, a District formed pursuant to California Community Services District Law, to **EASTERN MUNICIPAL WATER DISTRICT**, a public agency organized and existing under and by virtue of the Municipal Water District Law of 1911, is hereby accepted by the undersigned officer or agent on behalf of the Board of Directors pursuant to authority conferred by Resolution No. 80 of the Board of Directors adopted on January 14, 1953, and the Grantee consents to the recordation thereof by its duly authorized officer or agent.

Dated: _____

EASTERN MUNICIPAL WATER DISTRICT,
a public agency organized and existing
under and by virtue of the Municipal
Water District Law of 1911

By: _____
Sheila Zelaya, Board Secretary

EXHIBIT "A"

EASTERN MUNICIPAL WATER DISTRICT WATER EASEMENT

S.O.: 274389

APN: 487-370-016

GRANTOR: MORENO VALLEY COMMUNITY SERVICES DISTRICT, A DISTRICT FORMED PURSUANT TO CALIFORNIA COMMUNITY SERVICES DISTRICT LAW

LEGAL DESCRIPTION

THAT PORTION OF LOT 5 OF BLOCK 76, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE BEAR VALLEY AND ALESSANDRO DEVELOPMENT MAP FILED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, LYING WITHIN SECTION 9, TOWNSHIP 3 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE IN THE EASTERLY LINE OF MORRISON STREET, SHOWN AS HAVING A BEARING AND DISTANCE "N 11°02'18" W 100.00'" ON EASEMENT DEED TO THE CITY OF MORENO VALLEY, RECORDED AUGUST 1, 2005 AS DOC. NO. 2005-0619385 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE SOUTH 11°02'18" EAST 100.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1044.00 FEET;

THENCE ALONG SAID CURVE SOUTHERLY 13.65 FEET THROUGH A CENTRAL ANGLE OF 00°44'56" TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID CURVE SOUTHERLY 20.00 FEET THROUGH A CENTRAL ANGLE OF 01°05'51";

THENCE LEAVING SAID EAST LINE OF MORRISON STREET NORTH 80°11'20" EAST 18.02 FEET;

THENCE NORTH 09°48'40" WEST 20.00 FEET;

THENCE SOUTH 80°11'20" WEST 18.00 FEET TO THE **TRUE POINT OF BEGINNING**.

EXHIBIT "A": WATER EASEMENT

APN: 487-370-016

CONTAINING: 360 SQUARE FEET, MORE OR LESS.

EXHIBIT "B" ATTACHED HERETO AND, BY THIS REFERENCE, MADE A PART HEREOF.

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.


JOHN DUQUETTE, PLS 7566

04/21/2025

DATE

MICHAEL BAKER INTERNATIONAL
40810 COUNTY CENTER DRIVE, SUITE 200
TEMECULA, CALIFORNIA 92591

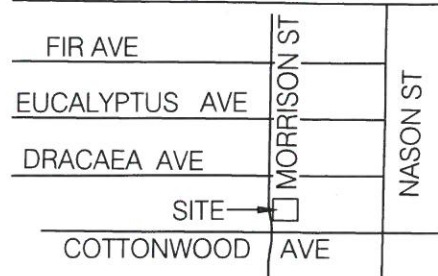


EXHIBIT "B"

STATE ROUTE 60

QUITCLAIM DEED
REC'D 11/04/2009
DOC# 2009-0572626 O.R.

EAST LINE OF MORRISON
STREET PER DOC REC'D
08/01/2005 DOC# 2005-0619385



MORRISON STREET

N00°27'06"E

WEST LINE OF LOT 5 BLK 76 MB 11/10

30'

P.O.C.

(N11°02'18"W

100.00')

N79°42'38"E (R)

T.P.O.B.

RIGHT-OF-WAY
LINE

POR. LOT 5,
BLOCK 76
M.B. 11/10 S.B. CO.

SCALE 1" = 40'

BASIS OF BEARINGS

THE CENTERLINE OF MORRISON STREET BEING
NORTH 00°27'06" EAST PER EASEMENT DEED
RECORDED AUGUST 1, 2005 AS DOC. NO.
2005-0619385 O.R., WAS USED AS THE BASIS OF
BEARINGS FOR THIS PLAT.

PROPERTY DESCRIPTION

LOT 5 OF BLOCK 76 OF BEAR VALLEY AND
ALESSANDRO DEVELOPMENT MAP, AS PER MAP
FILED IN BOOK 11, PAGE 10 OF MAPS, IN THE
OFFICE OF SAN BERNARDINO COUNTY, CALIFORNIA.



EASTERN MUNICIPAL WATER
DISTRICT WATER EASEMENT
CONTAINING 360 SQUARE FEET.



LEGEND

P.O.C. = POINT OF COMMENCEMENT
T.P.O.B. = TRUE POINT OF BEGINNING
() = DENOTES RECORD DATA PER
EASEMENT DEED REC'D 08/01/2005,
AS DOC# 2005-0619385, O.R.

DATA TABLE

NO	BEARING/DELTA	RADIUS	LENGTH
1	00°44'56"	1044.00'	13.65'
2	01°05'51"	1044.00'	20.00'
3	N80°11'20"E	--	18.02'
4	N09°48'40"W	--	20.00'
5	S80°11'20"W	--	18.00'

PREPARED UNDER
MY DIRECTION

John Duquette 4/21/25
JOHN DUQUETTE DATE
PLS 7566

APN: 487-370-016

N 1/2 SEC. 9 T.3S., R.3W. S.B.M.

EASTERN MUNICIPAL WATER DISTRICT RIVERSIDE COUNTY, CALIFORNIA	INST. NO.	DATE:	RA -
	APPROVALS	SCALE AS SHOWN	S.O. 274389
GRANT OF EASEMENT		DRAWN GE	
PROPERTY OF: MORENO VALLEY COMMUNITY SERVICES DISTRICT	ENGINEERING	REAL PROPERTY	DATE: 4/21/25
			SHT. 1 OF 1