

When recorded mail to:

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

104343

FREE RECORDING
This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee. (Government Code 6103)

RECEIVED FOR RECORD
5/2 Min. Past 5 o'clock P.M.
At Request of
City Clerk
Book 1981, Page 104343
JUN - 5 1981

Recorded in Official Records
of Riverside County, California
Donald S. Suddiman Recorder
1985 2

Project: P.M. 15817

FOR RECORDER'S OFFICE USE ONLY

E A S E M E N T

10000

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
C.T.S. PROPERTIES, a joint venture

as Grantor, grant_s to the CITY OF RIVERSIDE, a Municipal Corporation
of the State of California, as Grantee, its successors and assigns, a
perpetual easement and right of way for the construction, reconstruction,
maintenance, operation, inspection, repair, replacement, relocation,
renewal and removal of electrical distribution facilities

together with all necessary appurtenances, in, under, upon, over and
along that certain real property situated in the City of Riverside,
County of Riverside, State of California, described as follows:

PARCEL 1

That portion of Parcel 4 of Parcel Map No. 15817, as shown by map on file
in Book 86 of Parcel Maps, at pages 42 and 43 thereof, Records of Riverside County,
California, more particularly described as follows:

Commencing at the most easterly corner of said Parcel 4;
Thence North 33° 38' 10" West along the northeasterly line of said Parcel 4,
a distance of 202.00 feet to the TRUE POINT OF BEGINNING;
Thence, at a right angle, South 56° 21' 10" West, a distance of 35.00 feet;
Thence, at a right angle, North 33° 38' 10" West, a distance of 10.00 feet;
Thence, at a right angle, North 56° 21' 50" East, a distance of 35.00 feet
to a point in said northeasterly line of Parcel 4;
Thence South 33° 38' 10" East along said northeasterly line, a distance of
10.00 feet to the true point of beginning.

PARCEL 2

The northwesterly 15.00 feet of the northeasterly 55.00 feet of Parcel 3 of
Parcel Map No. 15817, as shown by map on file in Book 86 of Parcel Maps, at pages
42 and 43 thereof, Records of Riverside County, California.

PARCEL 3

That portion of Parcel 6 of Parcel Map No. 15817, as shown by map on file in
Book 86 of Parcel Maps, at pages 42 and 43 thereof, Records of Riverside County,
California, more particularly described as follows:

Beginning at the most northerly corner of said Parcel 6;
Thence South 56° 21' 50" West along the northwesterly line of said Parcel 6,
a distance of 210.00 feet;
Thence, at a right angle, South 33° 38' 10" East, a distance of 10.00 feet;
Thence, at a right angle, North 56° 21' 50" East, a distance of 15.00 feet;

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Thence, at a right angle, South 33° 38' 10" East, a distance of 25.00 feet;
 Thence, at a right angle, North 56° 21' 50" East, a distance of 15.00 feet;
 Thence, at a right angle, North 33° 38' 10" West, a distance of 25.00 feet;
 Thence, at a right angle, North 56° 21' 50" East, a distance of 175.00 feet;
 Thence, at a right angle, South 33° 38' 10" East, a distance of 10.00 feet;
 Thence, at a right angle, North 56° 21' 50" East, a distance of 5.00 feet to a
 point in the northeasterly line of said Parcel 6;
 Thence North 33° 38' 10" West along said northeasterly line, a distance of
 20.00 feet to the point of beginning.

PARCEL 4

That portion of Parcel 8 of Parcel Map No. 15817, as shown by map on file in
 Book 86 of Parcel Maps, at pages 42 and 43 thereof, records of Riverside County,
 California, more particularly described as follows:

Beginning at the most easterly corner of said Parcel 8;
 Thence South 56° 21' 50" West along the southeasterly line of said Parcel 8,
 a distance of 245.00 feet;
 Thence, at a right angle, North 33° 38' 10" West, a distance of 50.00 feet;
 Thence, at a right angle, North 56° 21' 50" East, a distance of 12.00 feet;
 Thence, at a right angle, South 33° 38' 10" East, a distance of 35.00 feet;
 Thence, at a right angle, North 56° 21' 50" East, a distance of 233.00 feet to
 a point in the northeasterly line of said Parcel 8;
 Thence South 33° 38' 10" East along said northeasterly line, a distance of 15.00
 feet to the point of beginning.

PARCEL 5

That portion of Parcels 7, 9, and 10 of Parcel Map No. 15817, as shown by map
 on file in Book 86 of Parcel Maps, at pages 42 and 43 thereof, records of Riverside
 County, California, more particularly described as follows:

Commencing at the most easterly corner of said Parcel 10;
 Thence North 33° 38' 10" West along the northeasterly line of said Parcel 10,
 a distance of 5.01 feet to the beginning of a tangent curve, concave to the northeast,
 having a radius of 333.00 feet;
 Thence northeasterly along said curve, to the right, through a central angle
 of 05° 10' 03", an arc distance of 30.03 feet to a point in said northeasterly line
 of Parcel 10 for the TRUE POINT OF BEGINNING, said point being in a line parallel
 with and distant 35.00 feet northwesterly, measured at a right angle, from the
 southeasterly line of said Parcel 10, the radial bearing at said point bears South
 61° 31' 53" West;
 Thence South 56° 21' 00" West and parallel with the southeasterly lines of
 said Parcels 10, 7, and 9, a distance of 597.56 feet to a point in the southwesterly
 line of said Parcel 9;
 Thence North 33° 38' 36" West along the southwesterly lines of said Parcels 9
 and 7, a distance of 442.03 feet;
 Thence, at a right angle, North 56° 21' 24" East, a distance of 15.00 feet;
 Thence, at a right angle, South 33° 38' 36" East, a distance of 432.03 feet
 to a point in a line parallel with and distant 45.00 feet northeasterly, measured
 at a right angle, from the southeasterly line of said Parcel 9;
 Thence North 56° 21' 00" East and parallel with the southeasterly lines of
 said Parcels 9, 7, and 10, a distance of 583.62 feet to a point in said curve in
 the northeasterly line of Parcel 10, the radial bearing to said point bears South
 63° 15' 42" West;
 Thence Southwesterly along said curve, to the left, through a central angle of
 01° 43' 49", an arc distance of 10.06 feet to the true point of beginning.

DESCRIPTION APPROVAL
 by George P. Hutchinson, 4/14/31 wt

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APPROVED AS TO FORM

Ronald M. Christian
DEPUTY CITY ATTORNEY

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 electrical distribution facilities

Provided, however, that the Grantor reserves the right to use and enjoy the land over which said easement and right of way is granted, for any purpose and in any manner which does not interfere with or impair the right of the Grantee to use said easement and right of way.

Dated MAY 11, 1981

C.T.S. PROPERTIES, a joint venture
by CEDRA PROPERTIES, INC., a Colorado Corporation

May 11, 1981

By: Brian J. Weber
Brian J. Weber, Vice President

By: T & S DEVELOPMENT, INC., a California corporation

May 5, 1981

By: Mark A. Thompson
Mark A. Thompson, President

CONSENT TO RECORDATION

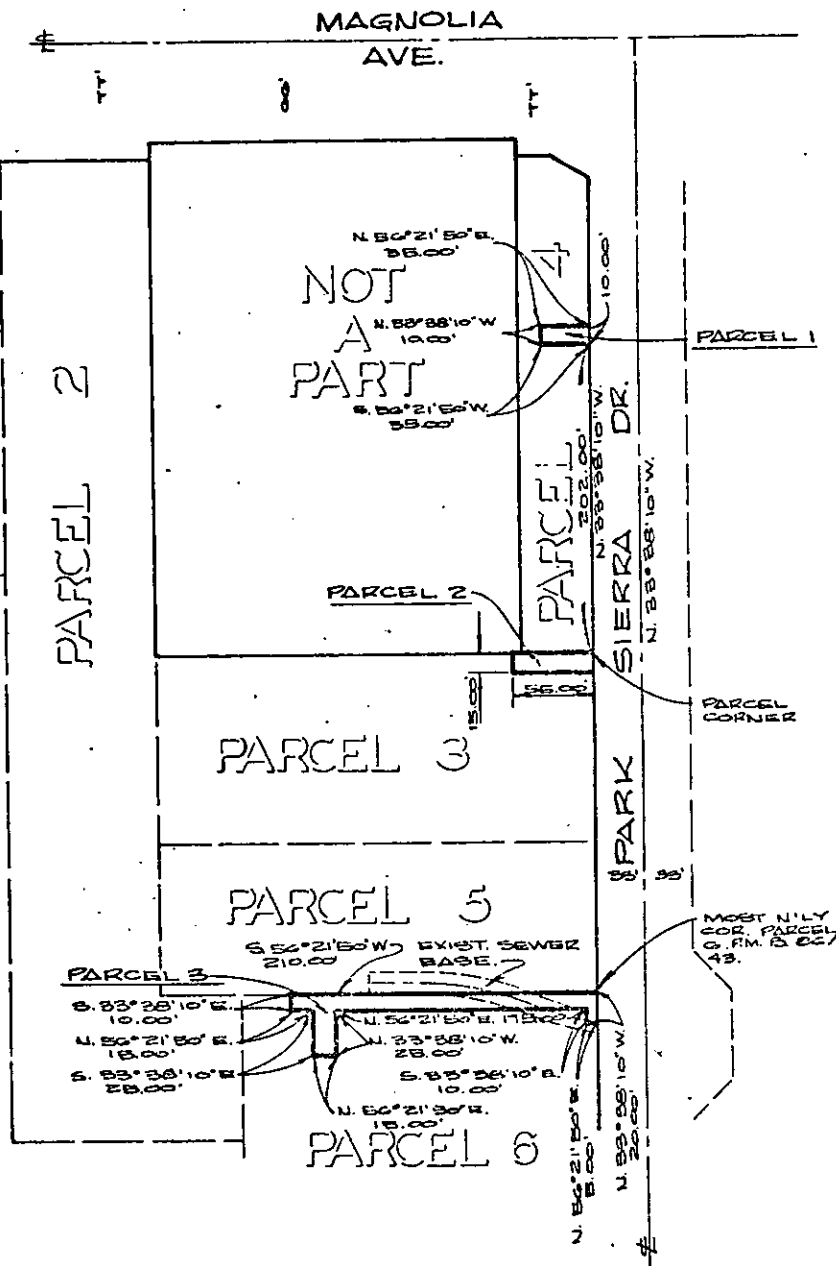
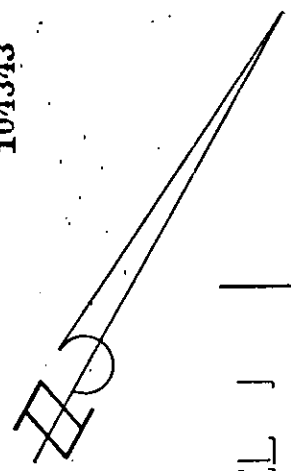
THIS IS TO CERTIFY that the interest in real property conveyed by this instrument to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 as Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 6/5/81

[Signature]
Property Services Manager

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PARCEL MAP 15,817
PARCEL MAP BOOK 80/42-43



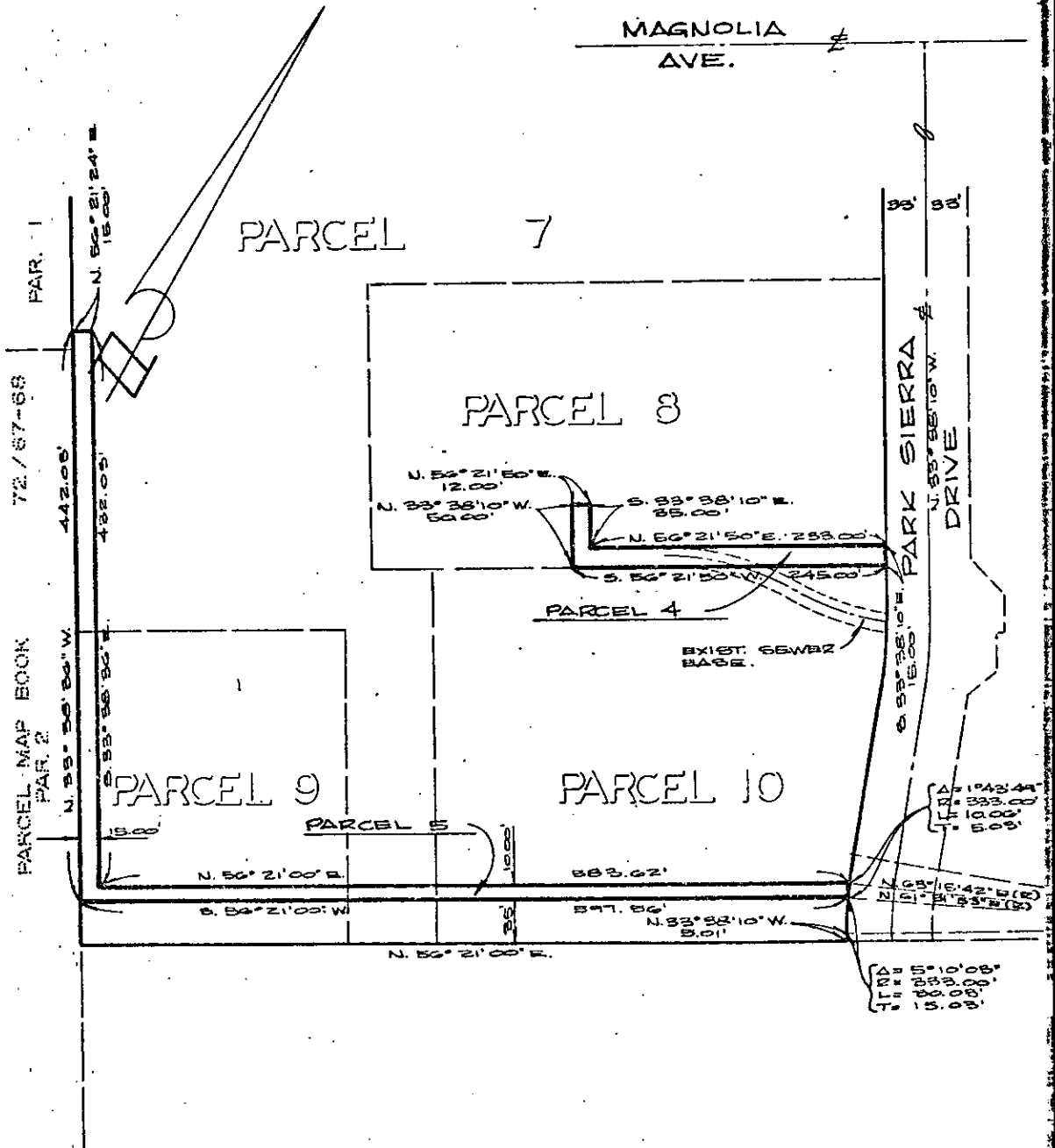
• CITY OF RIVERSIDE, CALIFORNIA •

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	79-215
SCALE: 1" = 100'	DRAWN BY [Signature] DATE 4/2/81	SUBJECT PARCEL MAP 15,817	

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PARCEL MAP 15,817
PARCEL MAP BOOK 84/42, 43



PARCEL MAP BOOK
PAR. 2

72 / 67-68

PAR. 1

PARCEL 9

PARCEL 5

PARCEL 7

PARCEL 8

PARCEL 4

PARCEL 10

MAGNOLIA
AVE.

PARK SIERRA
DRIVE

EXIST. SEWER
BASE

CITY OF RIVERSIDE, CALIFORNIA

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SHEET 2 OF 2

79-215

SCALE: 1" = 100'

DRAWN BY ZH. DATE 4 / 2 / 81

SUBJECT: PARCEL MAP 15,817

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