

When recorded mail to:

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

38245

FREE RECORDING

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

Project: Tract 17216-1
Public Utilities Easements

RECEIVED FOR RECORD
50 Min. Past 3 o'clock PM
CITY OF RIVERSIDE

Book 19c4, Page 38245

FEB 24 1984

Recorded in Official Records
of Riverside County, California

William J. Conroy
Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

E A S E M E N T

10790

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
P and J DEVELOPMENT COMPANY, INC., a California corporation,

as Grantor, grants 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 energy 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 Lot 7 of Tract No. 17216-1 as shown by map on file in Book 134 of Maps at Page 66 thereof, records of Riverside County California, being more particularly described as follows:

BEGINNING at the most northerly corner of said Lot 7;

THENCE South 34° 19' 30" East along the northeasterly line of said Lot 7, a distance of 50.00 feet;

THENCE South 55° 40' 30" West a distance of 5.00 feet to a line which is parallel with and distant 5.00 feet southwesterly as measured at right angle from the northeasterly line of said Lot 7;

THENCE North 34° 19' 30" West along said parallel line a distance of 50.41 feet to a point in the northwesterly line of said Lot 7, said point being in a non-tangent curve concave to the northwest having a radius of 1216.50 feet, the initial radial line at said point bears North 29° 34' 19" West;

THENCE Northeasterly along said curve through a central angle of 00° 14' 11" an arc length of 5.02 feet to the point of beginning.

EXCEPTING therefrom the northwesterly 10.00 feet thereof.

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Parcel 2

That portion of Lot 9 of Tract No. 17216-1 as shown by map on file in Book 134 of Maps at Page 66 thereof, records of Riverside County California, being more particularly described as follows:

BEGINNING at the most northerly corner of said Lot 9;

THENCE South 34° 19' 30" East along the northeasterly line of said Lot, a distance of 50.00 feet;

THENCE South 55° 40' 30" West a distance of 5.00 feet to a line which is parallel with and distant 5.00 feet southwesterly as measured at right angle from said northeasterly line of said Lot 9;

THENCE North 34° 19' 30" West along said parallel line a distance of 50.00 feet to the northwesterly line of said Lot 9;

THENCE North 55° 40' 30" East along said northwesterly line a distance of 5.00 feet to the point of beginning.

EXCEPTING therefrom the northwesterly 10.00 feet thereof.

Parcel 3

That portion of Lot 11 of Tract 17216-1 as shown by map on file in Book 134 of Maps at Page 66 thereof, records of Riverside County California, being more particularly described as follows:

BEGINNING at the most northerly corner of said Lot 11;

THENCE South 34° 19' 30" East along the northeasterly line of said Lot 11, a distance of 50.00 feet;

THENCE South 55° 40' 30" West a distance of 5.00 feet to a line which is parallel with and distant 5.00 feet southwesterly as measured at right angle from said northeasterly line of said Lot 11;

THENCE North 34° 19' 30" West along said parallel line a distance of 50.00 feet to the northwesterly line of said Lot 11;

THENCE North 55° 40' 30" East along said northwesterly line a distance of 5.00 feet to the point of beginning.

EXCEPTING therefrom the northwesterly 10.00 feet thereof,

Parcel 4

That portion of Lot 14 of Tract No. 17216-1 as shown by map on file in Book 134 of Maps at Page 66 thereof, records of Riverside County California, being more particularly described as follows:

BEGINNING at the most westerly corner of said Lot 14;

THENCE North 55° 40' 30" East along the northwesterly line of said Lot a distance of 50.00 feet;

THENCE South 34° 19' 30" East a distance of 5.00 feet to a line which is parallel with and distant 5.00 feet southeasterly as measured at right angle from said northwesterly line of said Lot 14;

THENCE South 55° 40' 30" West along said parallel line a distance of 50.00 feet to the southwesterly line of said Lot 14;

THENCE North 34° 19' 30" West a distance of 5.00 feet to said point of beginning.

EXCEPTING therefrom the southwesterly 10.00 feet thereof.

DESCRIPTION APPROVAL
George D. Hult
Surveyor
2/27/84

10790

38245

3002 (6/82) - (Corporation) First American Title Insurance Company

STATE OF CALIFORNIA
COUNTY OF Riverside ss.

On February 9, 1984, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert E. Pond and Patrice Pond

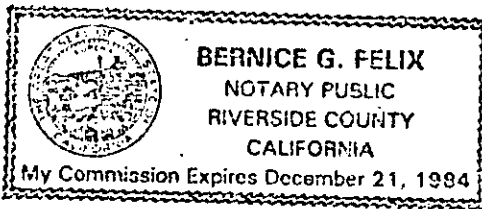
_____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as _____
_____ President and _____ Secretary, on behalf of _____
P & J DEVELOPMENT COMPANY, INC.

the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature

Bernice G. Felix



(This area for official notarial seal)

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 energy 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, or 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 2/9/84

P and J DEVELOPMENT COMPANY, INC.
a California corporation,

By Robert E. Pond President

By Patrice Pond Secretary

APPROVED AS TO FORM

Carolyn Conner 2-17-84
SENIOR DEPUTY CITY ATTORNEY

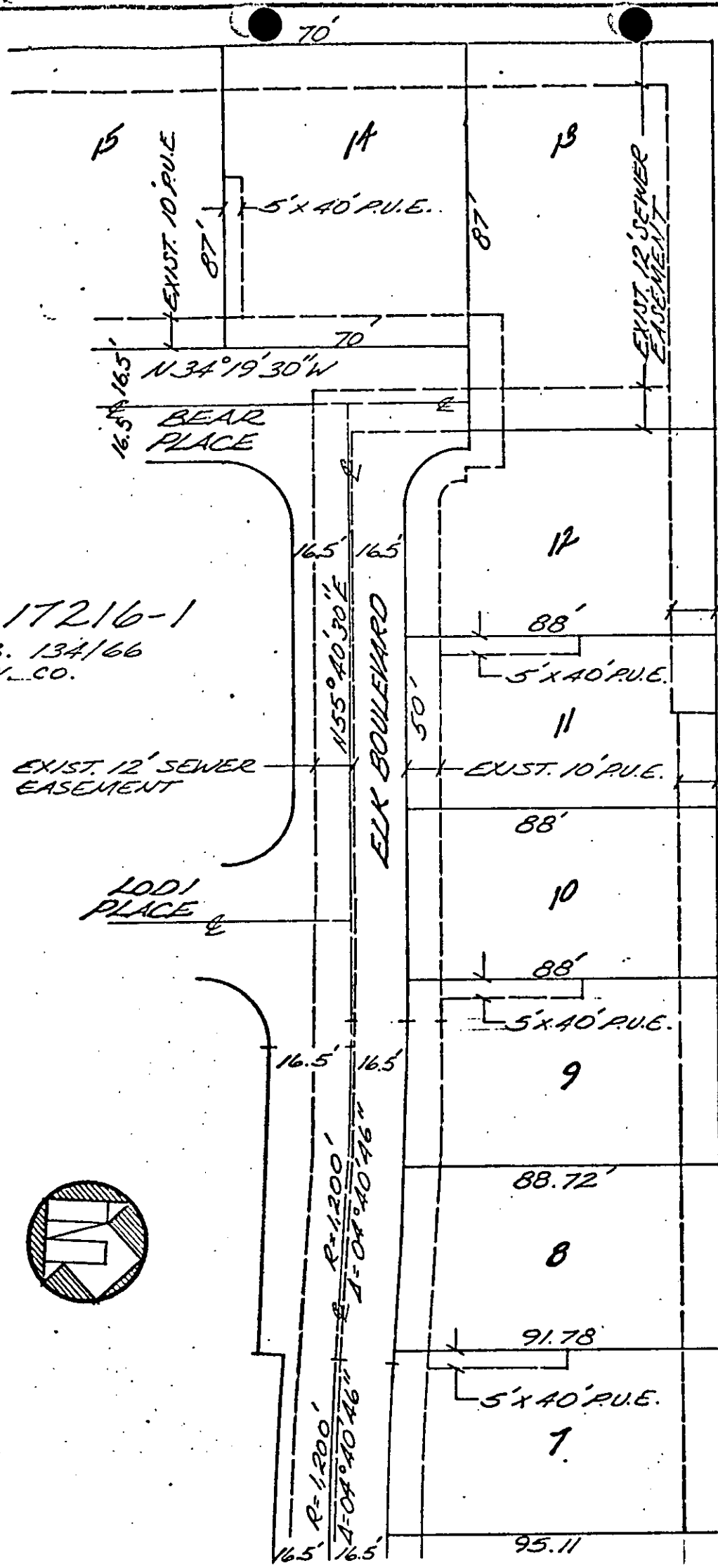
CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a 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. 14883 of said City Council adopted on January 25, 1983, and the grantee consents to the recordation thereof by its duly authorized officer.

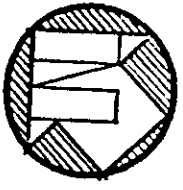
Dated 2/24/84

[Signature]
Property Services Manager
Title

38245



T-17216-1
 M.B. 134/66
 RIV. CO.



FUND	DEPT	ACCT
60	651	603

CITY OF RIVERSIDE, CALIFORNIA

JOB NO.	FILE NO.
6568	07860

**PLAT OF PARCEL(S) DESCRIBED
 IN THE ATTACHED DOCUMENT**

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.

6/35-1
 10790

SCALE	DRAWN	DATE	CHECKED	APPROVED	SUBJECT	REVISION
1"=40'	2/11	1-27-64			PUBLIC UTILITIES EASEMENT	PI-2558