

91494

When recorded mail to:

Property Services Division  
City of Riverside  
City Hall  
3711 Orange St.  
Riverside, California 92501

P.U. Easement - Tyler Mall

|   |
|---|
| DOCUMENTARY TRANSFER TAX                          |
| \$ _____ <input checked="" type="checkbox"/> None |
| Signature <i>[Signature]</i>                      |
| CITY OF RIVERSIDE                                 |

Microfilm recording from 4-1-55. Book and page  
no longer assigned. Identify by account number  
and year of filing.

RECEIVED FOR RECORD

SEP 16 1970  
3:00 Min. Past 10 o'clock A M  
At Request of  
CITY OF RIVERSIDE

Recorded in Official Records  
of Riverside County, California  
*W.W. Dalrymple*  
Recorder  
FEE \$ \_\_\_\_\_

INDEXED

FOR RECORDER'S OFFICE USE ONLY

CITY DEED NO. \_\_\_\_\_

12059

DOCUMENT BEING RE-RECORDED FOR CLARIFICATION OF LEGIBILITY.

PUBLIC UTILITIES  
EASEMENT

APPROVED AS TO FORM  
*[Signature]*  
DEPUTY CITY ATTORNEY

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, \_\_\_\_\_

J. C. PENNEY COMPNAY, INC. / a Delaware corporation

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 \_\_\_\_\_  
underground public utilities facilities (Electrical Underground)

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

All those portions of Lots 3, 4, 5, 6, 11, 12, 13 and 14 in Block 27 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 70 of Maps, records of San Bernardino County, California, described as follows:

PARCEL I

A Strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

Commencing at the most westerly corner of Parcel 1 of Record of Survey on file in Book 44, Page 78 of Records of Survey, Records of Riverside County, California; said corner also being a 2 inch iron pipe set in a line that is parallel with and distant 55.00 feet northeasterly, as measured at right angles to the centerline of Tyler Avenue;

Thence South 34° 00' 00" East, along said parallel line, 652.41 feet to the TRUE POINT OF BEGINNING;

Thence North 56° 00' 00" East, 365.25 feet to a point hereinafter referred to as Point "A";

Thence continuing North 56° 00' 00" East, 410.00 feet to a point hereinafter referred to as Point "B";

Thence South 34° 00' 00" East, 193.00 feet to a point hereinafter referred to as Point "C";

Thence continuing South 34° 00' 00" East, 145.00 feet;

Thence North 56° 00' 00" East, 212.00 feet to the beginning of a tangent curve, concave to the south and having a radius of 50.00 feet;

DESCRIPTION APPROVAL  
by *[Signature]* 9/16/70  
701 Surveyor

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Thence northerly, easterly and southerly along said curve, through a central angle of  $90^{\circ} 00' 00''$ , an arc length of 78.54 feet;  
Thence South  $34^{\circ} 00' 00''$  East, 301.00 feet;  
Thence South  $56^{\circ} 00' 00''$  West, 226.00 feet to a point hereinafter referred to as Point "E";  
Thence South  $34^{\circ} 00' 00''$  East, 165.02 feet to a point hereinafter referred to as Point "F";  
Thence continuing South  $34^{\circ} 00' 00''$  East, 118.98 feet to a point hereinafter referred to as Point "G";  
Thence South  $56^{\circ} 00' 00''$  West, 446.00 feet;  
Thence North  $34^{\circ} 00' 00''$  West, 4.25 feet to a point hereinafter referred to as Point "H";  
Thence South  $24^{\circ} 30' 45''$  West, 261.32 feet;  
Thence South  $56^{\circ} 00' 00''$  West, 19.41 feet to a point hereinafter referred to as Point "I";  
Thence continuing South  $56^{\circ} 00' 00''$  West, 123.00 feet to said parallel line which is distant 55.00 feet northeasterly as measured at right angles to the centerline of Tyler Avenue and to the END of this centerline description.

PARCEL 2

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:  
BEGINNING at Point "A"; hereinbefore described;  
Thence South  $34^{\circ} 00' 00''$  East, 229.50 feet to a point hereinafter referred to as Point "K";  
Thence continuing South  $34^{\circ} 00' 00''$  East, 475.50 feet to a point hereinafter referred to as Point "J";  
Thence continuing South  $34^{\circ} 00' 00''$  East, 263.75 feet to Point "H", hereinbefore described and the END of this centerline description.

PARCEL 3

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:  
BEGINNING at Point "B" hereinbefore described;  
Thence North  $34^{\circ} 00' 00''$  West, 286.30 feet to a point hereinafter referred to as Point "L";  
Thence continuing North  $34^{\circ} 00' 00''$  West, 22.20 feet;  
Thence North  $11^{\circ} 00' 00''$  East, 226.78 feet,  
Thence North  $56^{\circ} 00' 00''$  East, 96.62 feet;  
Thence North  $34^{\circ} 00' 00''$  West, 74.49 feet to a point hereinafter referred to as Point "M" and the END of this centerline description.

PARCEL 4

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:  
BEGINNING at Point "M", hereinbefore described;  
Thence North  $56^{\circ} 00' 00''$  East, 159.00 feet;  
Thence South  $34^{\circ} 00' 00''$  East, 75.00 feet to the END of this centerline description.

PARCEL 5

A strip of land 20.00 feet in width, the centerline of said strip being described as follows:  
BEGINNING at Point "M" hereinbefore described;  
Thence South  $56^{\circ} 00' 00''$  West, 58.90 feet to the END of this centerline description.

PARCEL 6

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:  
BEGINNING at Point "G", hereinbefore described;  
Thence South  $34^{\circ} 00' 00''$  East, 56.00 feet;  
Thence South  $62^{\circ} 51' 00''$  East, 460.04 feet to the beginning of a tangent curve, concave to the north and having a radius of 50.00 feet;  
Thence southeasterly along said curve through a central angle of  $61^{\circ} 09' 00''$  an arc length of 53.46 feet to the END of this centerline description.

PARCEL 7

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

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BEGINNING at Point "I" hereinbefore described;  
Thence South 44° 32' 46" East, 186.55/feet to the beginning of a tangent curve concave to the west and having a radius of 25.00 feet;  
Thence southerly along said curve through a central angle of 100° 32' 46" an arc length of 43.86 feet to the END of this centerline description.

PARCEL 8

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:  
BEGINNING at Point "J", hereinbefore described;  
Thence North 56° 00' 00" East, 56.00 feet to the END of this centerline description.

PARCEL 9

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:  
BEGINNING at Point "K" hereinbefore described;  
Thence North 56° 00' 00" East, 56.00 feet to the END of this centerline description.

PARCEL 10

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:  
BEGINNING at Point "C" hereinbefore described;  
Thence South 56° 00' 00" West, 29.00 feet to the END of this centerline description.

PARCEL 11

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:  
BEGINNING at Point "E", hereinbefore described;  
Thence North 34° 00' 00" West, 40.00 feet;  
Thence North 84° 38' 54" West, 32.33 feet to the END of this centerline description. The sidelines of the last mentioned strip are to be lengthened or shortened so as to terminate in a line bearing North 34° 00' 00" West.

PARCEL 12

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:  
BEGINNING at Point "F" hereinbefore described;  
Thence South 56° 00' 00" West, 65.00 feet to the END of this centerline description.

PARCEL 13

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:  
BEGINNING at Point "H", hereinbefore described;  
Thence South 34° 00' 00" East, 26.25 feet to the END of this centerline description.

PARCEL 14

A strip of land 20.00 feet in width, the centerline of said strip being described as follows:  
BEGINNING at Point "L" hereinbefore described; said Point "L" being the beginning of a tangent curve concave to the south and having a radius of 40.00 feet;  
Thence northerly and westerly along said curve through a central angle of 90° 00' 00", an arc length of 62.83 feet;  
Thence South 56° 00' 00" West, 38.00 feet;  
Thence South 24° 00' 00" West, 33.00 feet to the END of this centerline description. The sidelines of the last mentioned strip are to be lengthened or shortened so as to terminate in a line bearing North 34° 00' 00" west.

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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 underground said/ public utilities 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 22, 1970

J.C. PENNEY COMPANY, INC.  
a Delaware corporation

BY F. E. Sears VICE PRESIDENT  
BY Etting H. Smith ASST. SECRETARY

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated May 22, 1970 from F.E. Sears, V.P. - Etting H. Smith Asst. Sec.

for Por. of Lots 3, 4, 5, 6, 11, 12, 13 & 14 Block 27 of Lands of Riverside Land & Irrig. Co. File Book 1 Page 70 of Maps, REC. of San Bern County.

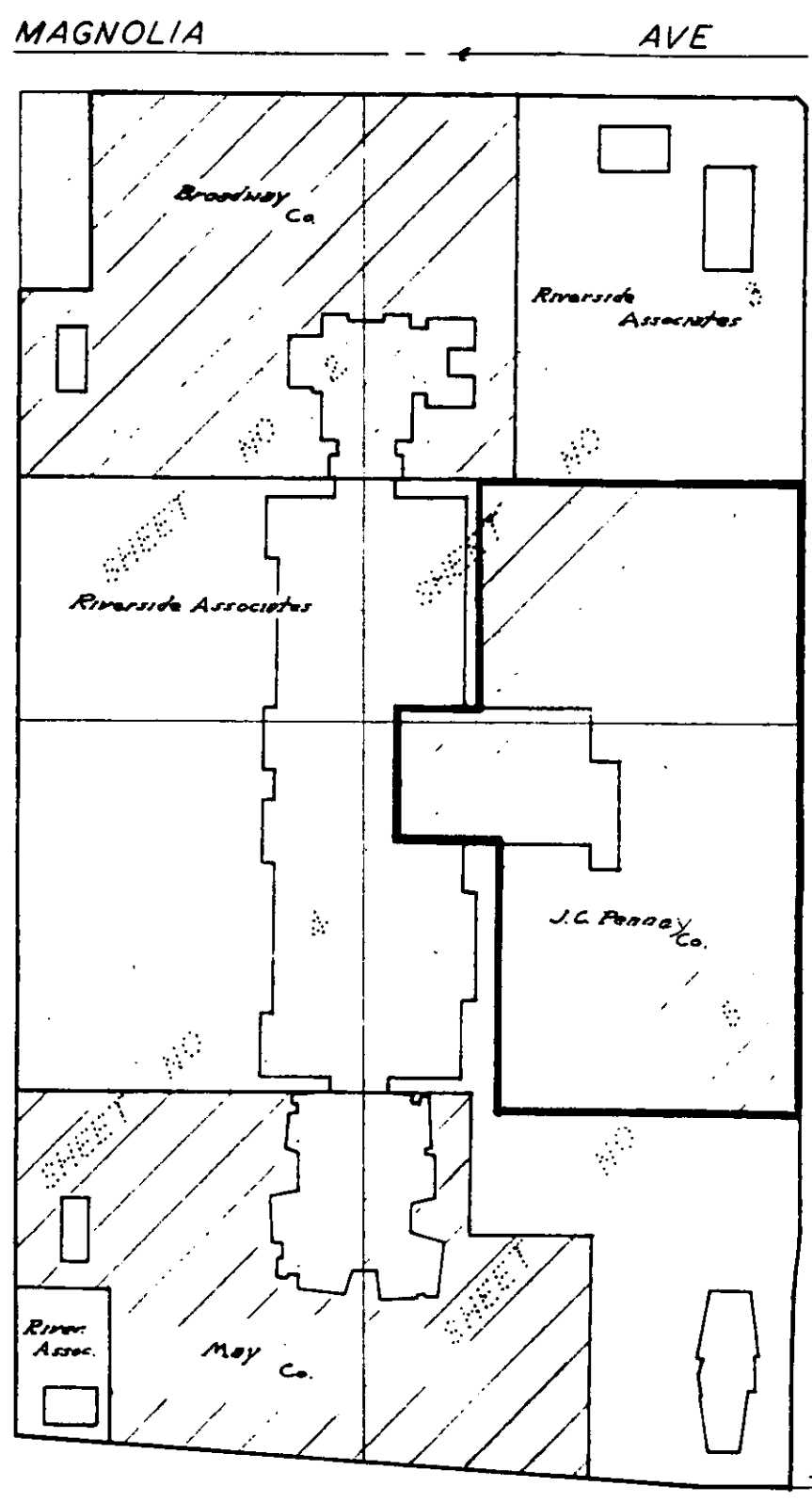
to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 by Instr. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated June 12, 1970

A.M. Rice  
Property Services Manager

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TYLER ST

HUGHES ALLEY

MAGNOLIA AVE

CITY OF RIVERSIDE, CALIFORNIA

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.

SHEET 1 OF 5 SHEETS

SCALE: 1" = 100'

DRAWN 4-5-70 BY JLL

SUBJECT Vicinity and property line map of Tyler Mall

12.059

MAGNOLIA

AVE

N 56° E

Most W/2 cor Parcel 2

91494

56133

TYLER

N 34° W

652.41

PAR 1  
R  
S

4470

T. B. A.

LOT 4

MATCH  
SEE SHEET 3  
LINE

LOT 2

BROADWAY

True Point of Beginning

Parcel 2

Pt. A

N 56° E

365.25

410.00

20.00

LOT 5

BUILDING

BUILDING

LOT 6

Parcel 2

Pt. K

PARCEL 9

229.00

3.85

N 56° E

20.00

479.00

MATCH LINE

SEE SHEET 4

CITY OF RIVERSIDE, CALIFORNIA

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

SHEET  
2

SCALE: 1" = N.T.S.

DRAWN 4-3-70 BY J.L.J.

SUBJECT TYLER MALL PUE'S

OF 5 SHEET

12053

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MAGNOLIA AVE.

N 56° E

LOT 4

LOT 3

SHOP

PARCEL 5

PARCEL 4

SHOPS

PARCEL 14

PARCEL 3

MATCH LINE  
SEE SHEET 2

BROADWAY

PARCEL 1

HUGHES ALLEY

BUILDING  
"D"

PARCEL 1

LOT 5

LOT 6

T.B.A.

J.C. PENNEY

MATCH LINE

SEE SHEET 5

CITY OF RIVERSIDE, CALIFORNIA

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.

SHEET

3

SCALE: 1" = N.T.S.

DRAWN 4 3 TO BY ME

SUBJECT TYLER MALL PUE'S

OF 5 SHEET

12089

91494

56133

TYLER

ST.

SEE SHEET 2  
MATCH LINE

LOT 5  
LOT 12

PARCEL 2

BUILDING "G"

PT. J

PARCEL 8

PT. H

PARCEL 13

PARCEL 1

PARCEL 1

PT. I

MATCH LINE

MAY CO.

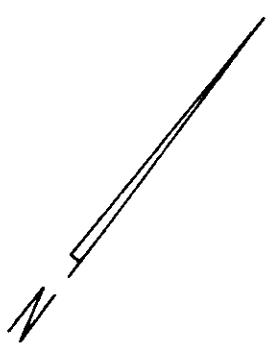
PARCEL 7

LOT 12  
LOT 13

T.B.A.

SALEAGE  
100.50

$\Delta = 100^{\circ} 32' 46''$   
 $R = 89.00$



SEE SHEET 5

CITY OF RIVERSIDE, CALIFORNIA

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.

SHEET  
4

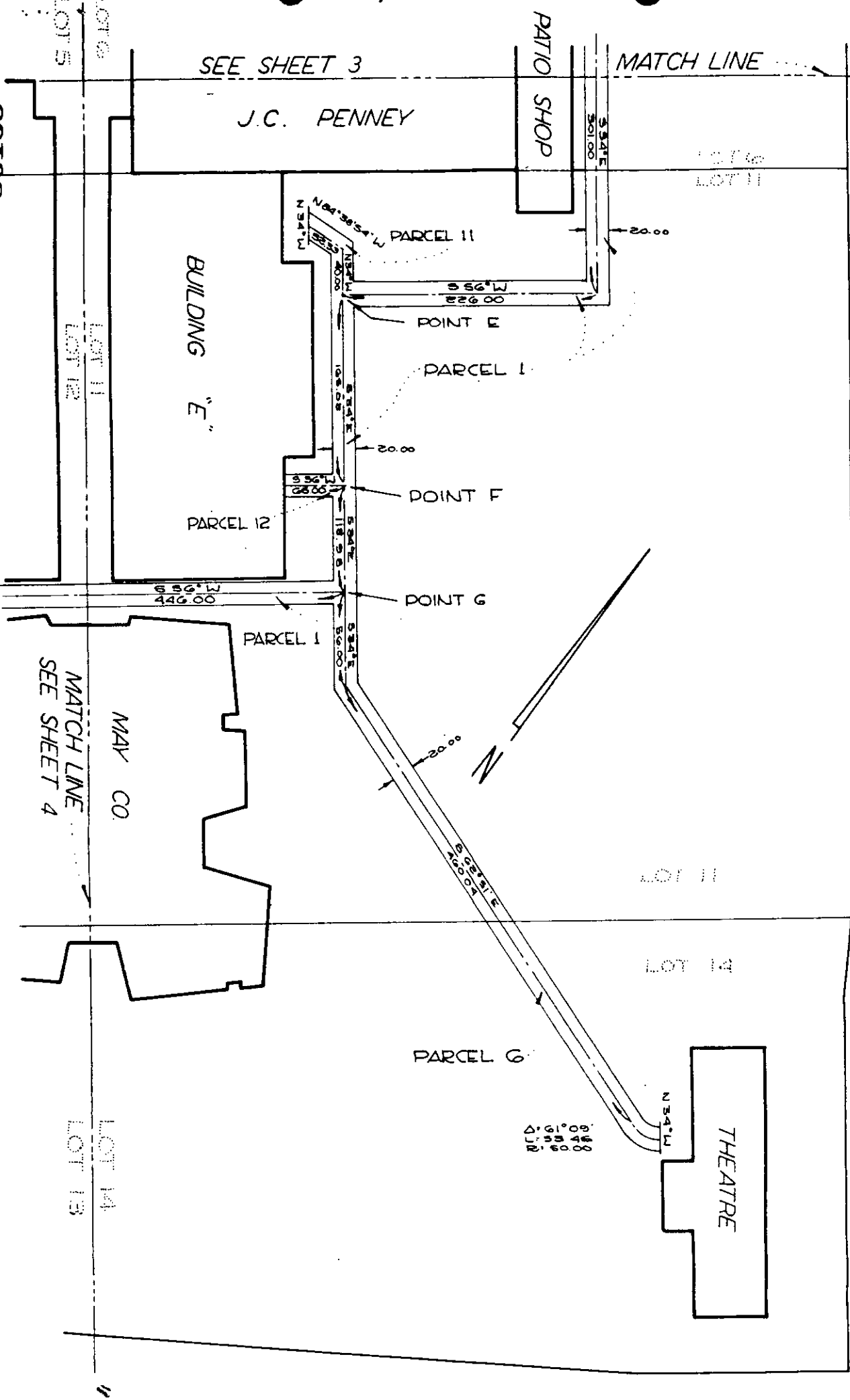
SCALE: 1" = N.T.S. DRAWN 4 TO BY M.E. SUBJECT TYLER MALL PUB'S OF 5 SHEET

12059



91494

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CITY OF RIVERSIDE, CALIFORNIA

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.

SHEET

5

SCALE: 1" = 40 FT

DRAWN BY G. JO. BY ME

SUBJECT TYLER MALL PUE'S

OF 5 SHEETS

12/29/99

56133

When recording mail to:

Property Services  
City Hall  
City of Riverside  
3711 Orange  
Riverside, Calif. 92501

Public Utilities Easement-Tyler Mall PUE

|                              |
|------------------------------|
| DOCUMENTARY TRANSFER TAX     |
| \$ None                      |
| Signature <i>[Signature]</i> |
| CITY OF RIVERSIDE            |

CITY DEED NO. \_\_\_\_\_

Mission records from 1965. Book and page  
no. listed adjacent to recording number by recorders  
and year of filing.

RECEIVED FOR RECORD

JUN 12 1970

25 Min. Past 2 o'clock P M  
At Request of

CITY CLERK

Recorded in Official Records  
of Riverside County, California

*W.H. DeLoach*

Recorder  
FEE \$ 20.00

FOR RECORDERS OFFICE USE ONLY

APPROVED AS TO FORM

*[Signature]*  
DEPUTY CITY ATTORNEY

PUBLIC UTILITIES  
EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

J.C. PENNEY COMPANY, INC., a Delaware corporation

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 underground public utilities facilities (Electrical Underground)

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

All those portions of Lots 3, 4, 5, 6, 11, 12, 13, and 14 in Block 27 of the Lands of the Riverside Land And Irrigating Company, as shown by map on file in Book 1, Page 70 of Maps, records of San Bernardino County, California, described as follows:

PARCEL I

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

Commencing at the most westerly corner of Parcel 1 of Record of Survey in Book 1, Page 70 of Maps, records of Riverside County, California, said corner also being a 2 inch iron pipe set in a line that is parallel with and distant 55.00 feet northeasterly, as measured at right angles to the centerline of Tyler Avenue;

Thence South 88° 00' 00" East, along said parallel line, 632.41 feet to the TRM POINT OF BEGINNING;

Thence North 55° 00' 00" East, 251.25 feet to a point hereinafter referred to as Point "A";

Thence continuing North 55° 00' 00" East, 410.00 feet to a point hereinafter referred to as Point "B";

Thence South 34° 00' 00" East, 191.00 feet to a point hereinafter referred to as Point "C";

Thence continuing South 34° 00' 00" East, 145.00 feet.

Thence North 55° 00' 00" East, 112.00 feet to the beginning of a tangent curve, concave to the south and having a radius of 50.00 feet;

DESCRIPTION APPROVAL

*[Signature]* 4/7/70 to 6/11

12059

Thence northerly, easterly and southerly along said curve, through a central angle of  $90^{\circ} 00' 00''$ , an arc length of 78.54 feet;  
Thence South  $34^{\circ} 00' 00''$  East, 301.00 feet;  
Thence South  $56^{\circ} 00' 00''$  West, 226.00 feet to a point hereinafter referred to as Point "E";  
Thence South  $34^{\circ} 00' 00''$  East, 165.02 feet to a point hereinafter referred to as Point "F";  
Thence continuing South  $34^{\circ} 00' 00''$  East, 118.98 feet to a point hereinafter referred to as Point "G";  
Thence South  $56^{\circ} 00' 00''$  West, 446.00 feet;  
Thence North  $34^{\circ} 00' 00''$  West, 4.25 feet to a point hereinafter referred to as Point "H";  
Thence South  $24^{\circ} 30' 45''$  West, 261.32 feet;  
Thence South  $56^{\circ} 00' 00''$  West, 19.41 feet to a point hereinafter referred to as Point "I";  
Thence continuing South  $56^{\circ} 00' 00''$  West, 123.00 feet to said parallel line which is distant 55.00 feet northeasterly as measured at right angles to the centerline of Tyler Avenue and to the END of this centerline description.

#### PARCEL 2

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "A"; hereinbefore described;  
Thence South  $34^{\circ} 00' 00''$  East, 229.50 feet to a point hereinafter referred to as Point "K";  
Thence continuing South  $34^{\circ} 00' 00''$  East, 475.50 feet to a point hereinafter referred to as Point "J";  
Thence continuing South  $34^{\circ} 00' 00''$  East, 263.75 feet to Point "H", hereinbefore described and the END of this centerline description.

#### PARCEL 3

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "B" hereinbefore described;  
Thence North  $34^{\circ} 00' 00''$  West, 286.30 feet to a point hereinafter referred to as Point "L";  
Thence continuing North  $34^{\circ} 00' 00''$  West, 22.20 feet;  
Thence North  $11^{\circ} 00' 00''$  East, 226.78 feet;  
Thence North  $56^{\circ} 00' 00''$  East, 96.62 feet;  
Thence North  $34^{\circ} 00' 00''$  West, 74.49 feet to a point hereinafter referred to as Point "M" and the END of this centerline description

#### PARCEL 4

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "M", hereinbefore described;  
Thence North  $56^{\circ} 00' 00''$  East, 159.00 feet;  
Thence South  $34^{\circ} 00' 00''$  East, 75.00 feet to the END of this centerline description.

#### PARCEL 5

A strip of land 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "M" hereinbefore described;  
Thence South  $56^{\circ} 00' 00''$  West, 58.00 feet to the END of this centerline description

#### PARCEL 6

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "G", hereinbefore described;  
Thence South  $34^{\circ} 00' 00''$  East, 56.00 feet;  
Thence South  $62^{\circ} 51' 00''$  East, 460.04 feet to the beginning of a tangent curve, concave to the north and having a radius of 50.00 feet;  
Thence southeasterly along said curve through a central angle of  $61^{\circ} 09' 00''$  an arc length of 53.46 feet to the END of this centerline description.

#### PARCEL 7

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "I" hereinbefore described;  
Thence South  $44^{\circ} 32' 46''$  East, 136.55/136.55 feet to the beginning of a tangent curve concave to the west and having a radius of 25.00 feet;  
Thence southerly along said curve through a central angle of  $100^{\circ} 32' 46''$  an arc length of 43.88 feet to the END of this centerline description.

PARCEL 8

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:  
BEGINNING at Point "J", hereinbefore described;  
Thence North  $56^{\circ} 00' 00''$  East, 56.00 feet to the END of this centerline description.

PARCEL 9

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:  
BEGINNING at Point "K" hereinbefore described;  
Thence North  $56^{\circ} 00' 00''$  East, 56.00 feet to the END of this centerline description.

PARCEL 10

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:  
BEGINNING at Point "C" hereinbefore described;  
Thence South  $56^{\circ} 00' 00''$  West, 29.00 feet to the END of this centerline description.

PARCEL 11

A strip of land, 20.0 feet in width, the centerline of said strip being described as follows:  
BEGINNING at Point "E", hereinbefore described;  
Thence North  $34^{\circ} 00' 00''$  West, 40.00 feet;  
Thence North  $84^{\circ} 38' 54''$  West, 32.33 feet to the END of this centerline description. The sidelines of the last mentioned strip are to be lengthened or shortened so as to terminate in a line bearing North  $34^{\circ} 00' 00''$  West.

PARCEL 12

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:  
BEGINNING at Point "F" hereinbefore described;  
Thence South  $56^{\circ} 00' 00''$  West, 65.00 feet to the END of this centerline description.

PARCEL 13

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:  
BEGINNING at Point "H", hereinbefore described;  
Thence South  $34^{\circ} 00' 00''$  East, 26.25 feet to the END of this centerline description.

PARCEL 14

A strip of land 20.00 feet in width, the centerline of said strip being described as follows:  
BEGINNING at Point "L" hereinbefore described; said Point "L" being the beginning of a tangent curve concave to the south and having a radius of 40.00 feet;  
Thence northerly and westerly along said curve through a central angle of  $90^{\circ} 00' 00''$ , an arc length of 52.83 feet;  
Thence South  $56^{\circ} 00' 00''$  West, 38.00 feet;  
Thence South  $24^{\circ} 00' 00''$  West, 33.00 feet to the END of this centerline description. The sidelines of the last mentioned strip are to be lengthened or shortened so as to terminate in a line bearing North  $34^{\circ} 00' 00''$  west.