

075789

When recorded mail to:

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

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
AT 2:00 O'CLOCK P.M.

MAR 1 1990
Recorded in Official Records
of Riverside County, California
William S. Stoney
Recorder
Fees \$ _____

FOR RECORDER'S OFFICE USE ONLY

Project: PM 19617/PMW-169

12635

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, MORENO INDUSTRIAL DEVELOPMENT, a limited partnership, as Grantor, grants to the CITY OF RIVERSIDE, a municipal corporation, 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 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:

See EXHIBIT "A" attached.

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 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.

Dated 2-21-90

MORENO INDUSTRIAL DEVELOPMENT,
a limited partnership
T. & S. DEVELOPMENT, INC.

By [Signature]
Dennis E. Morgan

Title Executive Vice President

APPROVED AS TO FORM
[Signature]
CHIEF ASSISTANT CITY ATTORNEY

By [Signature]
Mark A. Thompson

Title President

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 January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 3/1/90

[Signature]
Title Property Services Manager

0968u/b

3006 (6/82) - (Corporation as a Partner of a Limited Partnership)
First American Title Company

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE ss.

75789

On FEBRUARY 21ST, 1990 before me, the undersigned, a Notary Public in and for said State, personally appeared MARK A. THOMPSON and DENNIS E. MORGAN, 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 EXEC. V. P. Secretary, on behalf of T. & S.

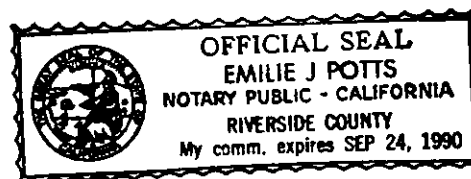
DEVELOPMENT, INC.

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

known to me to be the general partner of MORENO INDUSTRIAL DEVELOPMENT

the limited partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

WITNESS my hand and official seal.
Signature [Signature]



(This area for official notarial seal)

EXHIBIT "A"

A STRIP OF LAND 10.00 FEET IN WIDTH OVER A PORTION OF PARCELS 50 AND 51 OF PARCEL MAP NO. 19617, AS SHOWN BY MAP ON FILE IN BOOK 128 OF PARCEL MAPS, AT PAGES 91 THROUGH 103 INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTHERLY LINE OF PARCEL 52 OF SAID PARCEL MAP NO. 19617 DISTANT THEREON NORTH 89°59'46" EAST, 38.48 FEET FROM THE NORTHWEST CORNER OF SAID PARCEL; SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN EASEMENT FOR ELECTRICAL ENERGY DISTRIBUTION FACILITIES CONVEYED TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED JUNE 30, 1989, AS INSTRUMENT NO. 220193 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE SOUTH 00°00'14" EAST, ALONG THE WEST LINE OF SAID EASEMENT, A DISTANCE OF 427.00 FEET TO THE SOUTHWEST CORNER OF SAID EASEMENT AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°00'14" WEST, ALONG SAID WEST LINE, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 89°59'46" WEST, 23.48 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 15.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLE FROM THE WESTERLY BOUNDARY OF SAID PARCEL 51;

THENCE SOUTH 00°00'14" EAST, ALONG SAID PARALLEL LINE, 99.86 FEET;

THENCE SOUTH 00°01'39" EAST, CONTINUING ALONG SAID PARALLEL LINE, 203.90 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID PARCEL 51;

THENCE NORTH 89°59'46" EAST, 329.63 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 50;

THENCE SOUTH 00°09'51" WEST, ALONG THE WESTERLY LINE OF SAID PARCEL 50, A DISTANCE OF 66.25 FEET TO THE NORTHERLY LINE OF PARCEL 1 OF THOSE CERTAIN PARCELS OF LAND DESCRIBED IN DOCUMENT RECORDED APRIL 28, 1989, AS INSTRUMENT NO. 137470 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE SOUTH 89°50'09" EAST, ALONG SAID NORTHERLY LINE, 10.00 FEET;

THENCE NORTH 00°09'51" EAST, ALONG A LINE PARALLEL WITH AND DISTANT 10.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLE, FROM SAID WESTERLY LINE OF SAID PARCEL 50 AND ITS NORTHERLY PROLONGATION, A DISTANCE OF 76.28 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 10.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLE, FROM SAID SOUTHERLY LINE OF PARCEL 51;

THENCE SOUTH 89°59'46" WEST, ALONG SAID PARALLEL LINE,
329.66 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT
25.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLE FROM SAID
WESTERLY BOUNDARY OF SAID PARCEL 51;

THENCE NORTH 00°01'39" WEST, ALONG SAID PARALLEL LINE,
193.91 FEET;

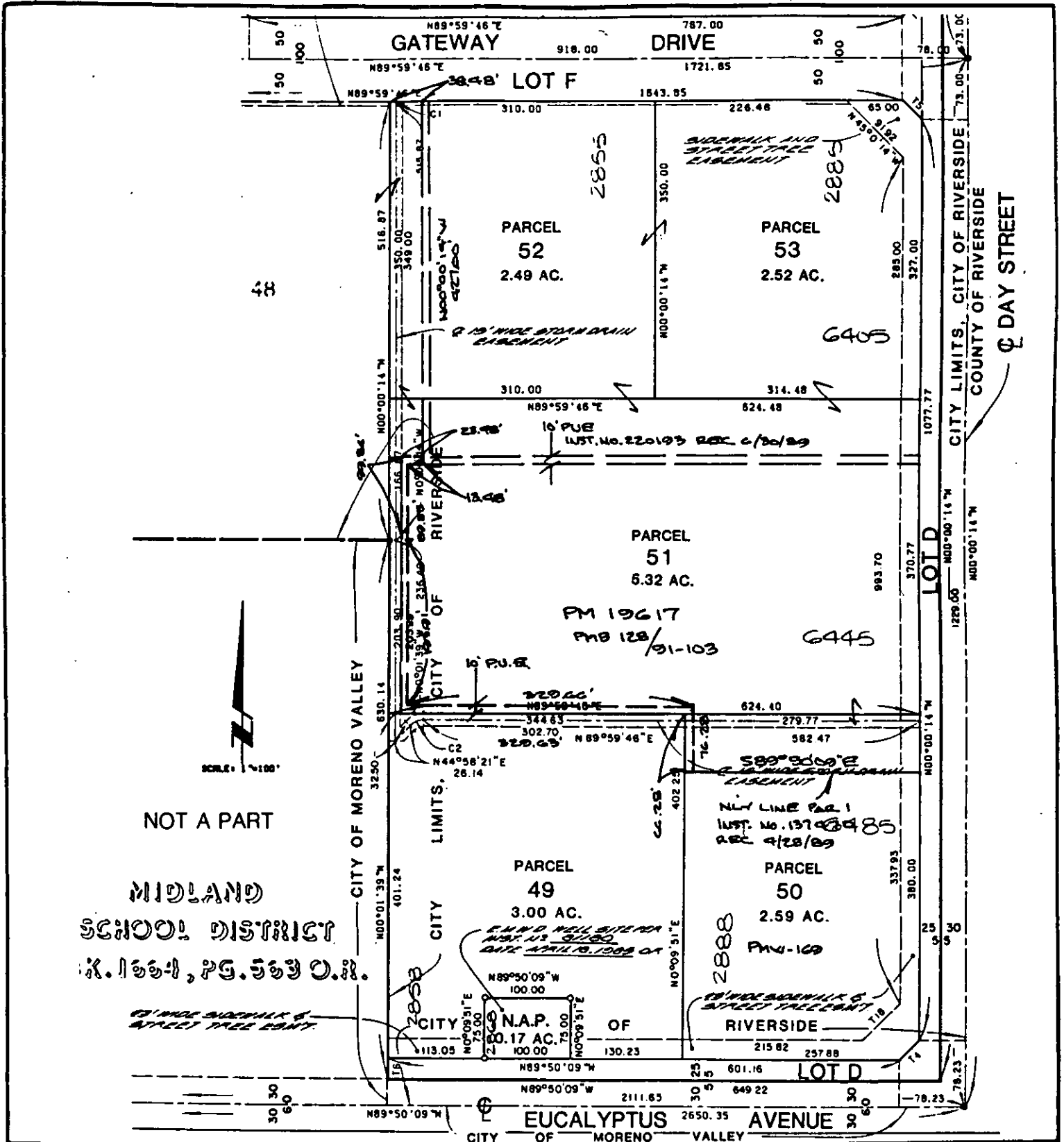
THENCE NORTH 00°00'14" WEST, CONTINUING ALONG SAID PARALLEL
LINE, 89.86 FEET TO A POINT IN THE WESTERLY PROLONGATION OF
THE SOUTHERLY LINE OF SAID EASEMENT CONVEYED TO THE CITY OF
RIVERSIDE BY INSTRUMENT NO. 220193;

THENCE NORTH 89°59'46" EAST, ALONG SAID WESTERLY
PROLONGATION, 13.48 FEET TO SAID TRUE POINT OF BEGINNING.

IT IS UNDERSTOOD BY THE GRANTEEES HEREIN THAT THIS EASEMENT
IS SUBORDINATE TO THE 15.00 FOOT WIDE STORM DRAIN EASEMENT
DECICATED TO THE CITY OF RIVERSDIE BY SAID PARCEL MAP 19617,
AND ACCEPTED BY SAID CITY THEREON. THE GRANTEE SHALL MARK
ANY FACILITIES PLACED IN THE EASEMENT AT THE CROSSING WITH
THE STORM DRAIN EASEMENT TO THE SPECIFICATIONS OF THE CITY
OF RIVERSIDE PUBLIC WORKS DEPARTMENT.

DESCRIPTION APPROVAL 2/16/90
George P. Hutchinson by fyg
SURVEYOR, CITY OF RIVERSIDE





NOT A PART

MIDLAND SCHOOL DISTRICT
K. 1964, PG. 553 O.R.

10' WIDE SIDEWALK & STREET TREE EASEMENT

• 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 1

11/21-1

SCALE: 1" = 100'

DRAWN BY F DATE 2-16-20

SUBJECT PMW-109