

When recorded mail to:

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



RECEIVED FOR RECORD
AT 8:00 O'CLOCK

MAY 24 1996

FREE RECORDING

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

Recorded in Official Records of Riverside County, California

Recorder:  Fees \$ 

FOR RECORDER'S OFFICE USE ONLY

D- 13984

D
S
C

Project: *Parcel Map No. 28047*

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **H&L HAWARDEN GROUP LIMITED, a California Limited Partnership**, as Grantor, grants to the CITY OF RIVERSIDE, a municipal corporation of the State of California, 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 as described in **Exhibit "A"**, attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

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*.

Dated 5/2/96

**H&L HAWARDEN GROUP LIMITED,
a California Limited Partnership**

by Yang-Chang Hong
Yang-Chang Hong
title General Partner

by _____

title _____

Public Utility Easement

PARCEL 1

That portion of the south half of the northwest quarter of Section 12, Township 3 South, Range 5 West, San Bernardino Meridian, being a strip of land 66.00 feet in width, lying 33.00 feet on each side of the following described centerline:

Commencing at the intersection of the centerline of Lot "A" (Wyndham Hill Drive) and Lot "C" (Chateau View Drive) of Tract No. 22218 as shown by map on file in Book 239 of Maps at pages 30, 31, 32 and 33 thereof, Records of Riverside County, California;

Thence North $61^{\circ} 09' 12''$ East along the centerline of said Lot "C", a distance of 278.00 feet for the TRUE POINT OF BEGINNING;

Thence continuing North $61^{\circ} 09' 12''$ East, a distance of 52.25 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 400.00 feet;

Thence northeasterly along said curve, to the left, through a central angle of $05^{\circ} 39' 12''$, an arc distance of 39.47 feet to the end thereof;

Thence North $55^{\circ} 30' 00''$ East, a distance of 486.50 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 400.00 feet;

Thence northeasterly along said curve, to the left, through a central angle of $31^{\circ} 45' 00''$, an arc distance of 221.66 feet to the end thereof;

Thence North $23^{\circ} 45' 00''$ East, a distance of 122.37 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 450.00 feet;

Thence northeasterly along said curve, to the right, through a central angle of $26^{\circ} 44' 17''$, an arc distance of 210.00 feet to a point hereinafter referenced to as Point "A";

Thence continuing northeasterly along said curve, to the right, through a central angle of $66^{\circ} 25' 23''$, an arc distance of 521.69 feet to a point hereinafter referred to as Point "B";

Thence continuing southeasterly along said curve, to the right, through a central angle of $14^{\circ} 00' 20''$, an arc distance of 110.00 feet to the end thereof;

Thence South $49^{\circ} 05' 00''$ East, a distance of 776.86 feet to a point hereinafter referred to as Point "C";

Thence continuing South $49^{\circ} 05' 00''$ East, a distance of 670.00 feet to the end of this centerline description.

The side lines of said strip of land shall be prolonged or shortened so as to terminate in the east line and south line of said south half of the northwest quarter of Section 12.

PARCEL 2

A strip of land 66.00 feet in width, lying 33.00 feet on each side of the following described centerline:

Beginning at Point "C" hereinabove referred to in Parcel 1;

Thence North 40° 51' 00" East, a distance of 137.34 feet to beginning of a tangent curve, concave southerly, having a radius of 400.00 feet;

Thence easterly along said curve, to the right, through a central angle of 49° 28' 52", an arc distance of 345.44 feet to the end thereof;

Thence South 89° 36' 08" East, a distance of 116.02 feet to a point in the east line of said south half of the northwest quarter of Section 12.

EXCEPTING THEREFROM that portion lying within Parcel 1 hereinbefore described.

PARCEL 3

A strip of land 60.00 feet in width, lying 30.00 feet on each side of the following described centerline:

Beginning at Point "B" hereinabove referred to in Parcel 1;

Thence North 26° 54' 40" East, a distance of 144.86 feet to the beginning of a tangent curve, concave westerly, having a radius of 200.00 feet;

Thence northerly along said curve, to the left, through a central angle of 35° 39' 40", an arc distance of 124.48 feet to the end thereof;

Thence North 08° 45' 00" West, a distance of 69.75 feet to a point in the north line of said south half of the northwest quarter of Section 12 for the end of this centerline description.

The side lines of said strip of land shall be prolonged or shortened as to terminate northerly in said north line and southerly in a curve having a radius of 483.00 feet and concentric with said curve having a radius of 450.00 feet.

PARCEL 4

A strip of land 60.00 feet wide, lying 30.00 feet on each side of the following described centerline:

Beginning at Point "A" hereinabove referred to in Parcel 1;

Thence North 39° 30' 43" West, a distance of 406.27 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 300.00 feet;

Thence northwesterly along said curve, to the left, through a central angle of 09° 27' 44", an arc distance of 49.54 feet to a point in the north line of said south half of the northwest quarter of Section 12 for the end of this centerline description.

The side lines of said strip of land shall be prolonged or shortened so as to terminate northerly in said north line and southerly in a curve having a radius of 483.00 feet and concentric with said curve having a radius of 450.00 feet.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb
Matthew E. Webb, L.S. 5529

3/14/96
Date



Prepared by: [Signature]
Checked by: [Signature]
94-0247/PUE.des

DESCRIPTION APPROVAL 3/21/96
[Signature] by WE
SURVEYOR, CITY OF RIVERSIDE

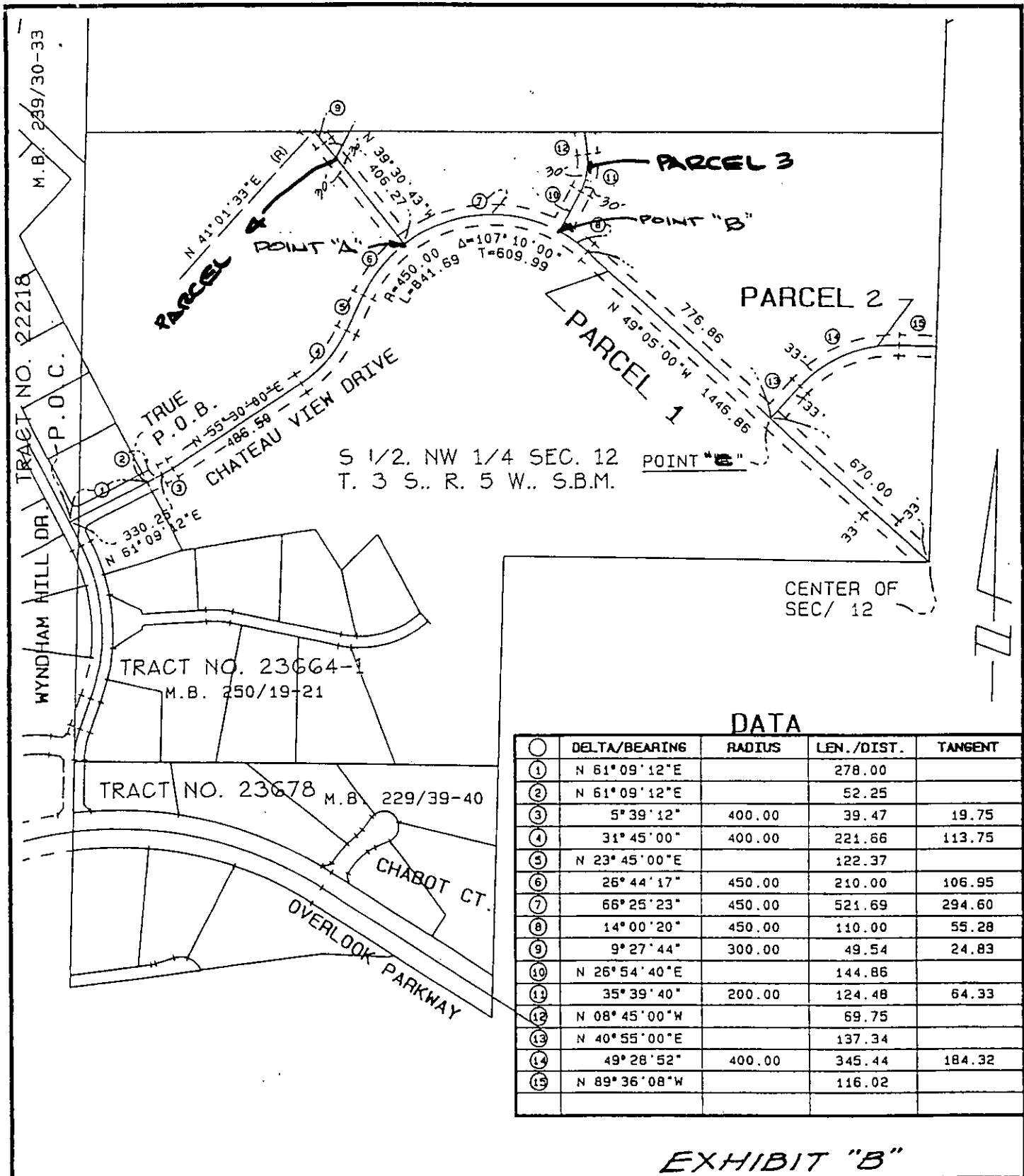


EXHIBIT "B"

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 94-328
 70/365

SCALE: 1" = NONE DRAWN BY Jim DATE 11/9/94 SUBJECT: TR. NO. 23664-2 & PAR. MAP NO. 28047
 CHKD BY ajj DATE 11/9/94

13984

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

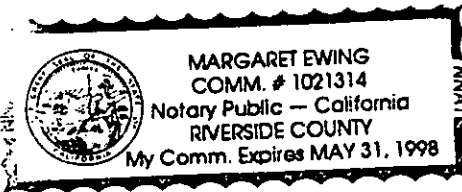
On 5/2/96, before me Margaret Ewing
(date) (name)

a Notary Public in and for said State, personally appeared

Yang-Chang Hong

Name(s) of Signer(s)

personally known to me - OR - 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.



WITNESS my hand and official seal.

Margaret Ewing
Signature

OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

- () Partner(s)
- (x) General
- () Limited

The party(ies) executing this document is/are representing:
H&L HAWARDEN GROUP LIMITED,
a California Limited
Partnership

CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)

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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 5/21/96

[Signature]
Real Property Services Manager
of the City of Riverside

pm28047.pue

APPROVED AS TO FORM AND CONTENT
[Signature]
ASST. CITY ATTORNEY