

478319

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

DEC 31 1997

Recorded in Official Records  
of Riverside County, California  
Recorder

Fees \$ \_\_\_\_\_

**FREE RECORDING**

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

FOR RECORDER'S OFFICE USE ONLY

Project: INDUSTRIAL AVE. P.U.E.

D- 47831

EASEMENT


FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **RIVERSIDE UNIFIED SCHOOL DISTRICT**, as Grantor, does hereby grant 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 **ELECTRIC 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 ELECTRIC ENERGY DISTRIBUTION FACILITIES.

Dated December 15, 1997

**RIVERSIDE UNIFIED SCHOOL DISTRICT**

  
\_\_\_\_\_  
BY: David S. Bail

Associate Superintendent-Business  
Title:

\_\_\_\_\_  
BY:

\_\_\_\_\_  
Title:

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss

On 12-15-97, before me Michael N. Green  
(date) (name)

a Notary Public in and for said State, personally appeared

David S. Bail  
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.

Michael N. Green

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)  
Title \_\_\_\_\_  
Title \_\_\_\_\_
- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- (X) Other  
Public School  
Official
- ( ) Partner(s)  
( ) General  
( ) Limited

The party(ies) executing this document is/are representing:

Riverside Unified  
School District

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 12/16/97

CITY OF RIVERSIDE

[Signature]

Real Property Services Manager  
of the City of Riverside

## EXHIBIT A

THOSE PORTIONS OF RIVERVIEW ADDITION TRACT NO. 2, AS SHOWN BY MAP ON FILE IN MAP BOOK 6, PAGE 63 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING ON THE CENTERLINE OF INDUSTRIAL AVENUE AT THE CENTERLINE INTERSECTION OF INDUSTRIAL AVENUE AND FREMONT STREET AS SAID INTERSECTION IS SHOWN ON SAID MAP OF TRACT NO. 2 OF THE RIVERVIEW ADDITION AND ON THE MAP OF TRACT NO. 3 OF THE RIVERVIEW ADDITION FILED IN MAP BOOK 7, PAGE 5 THEREOF, RECORDS OF SAID RIVERSIDE COUNTY, SAID POINT ON THE CENTERLINE OF INDUSTRIAL AVENUE BEING ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 669.92 FEET, AND FROM WHICH THE RADIUS POINT BEARS S 13°04'48" W;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°17'46", AN ARC DISTANCE OF 38.54 FEET TO A POINT OF REVERSE CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 300.00 FEET, AND FROM WHICH THE RADIUS POINTS BEARS N 16°22'34" E;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°34'45", AN ARC DISTANCE OF 44.92 FEET, TO A POINT HEREINAFTER REFERRED TO AS **POINT A**;

THENCE CONTINUING EASTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 7°40'22", AN ARC DISTANCE OF 40.17 FEET;

THENCE S 89°52'33" E, A DISTANCE OF 124.81 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 300.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°20'46", AN ARC DISTANCE OF 206.02 FEET, TO A POINT HEREINAFTER REFERRED TO AS **POINT B**;

THENCE CONTINUING ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 5°43'59", AN ARC DISTANCE OF 30.02 FEET;

THENCE S 44°47'48" E, A DISTANCE OF 119.30 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 250.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°13'02", AN ARC DISTANCE OF 214.75 FEET;

THENCE S 4°25'14" W, A DISTANCE OF 26.93 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT C**;

THENCE CONTINUING S 4°25'14" W, A DISTANCE OF 107.58 FEET TO THE END OF THIS LINE DESCRIPTION, SAID END ALSO BEING THE RADIUS POINT OF THAT CERTAIN CIRCULAR CURVE, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 220°00'00", AND AN ARC DISTANCE OF 230.38 FEET. AS DESCRIBED IN A GRANT OF EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES RECORDED OCTOBER 3, 1997 AS INSTRUMENT NO. 361840.

THE ABOVE LINE DESCRIPTION BEING THE CENTERLINE OF INDUSTRIAL AVENUE AS DESCRIBED IN SAID GRANT OF EASEMENT.

**PARCEL 1**

A STRIP OF LAND 15.00 FEET IN WIDTH ABUTTING THE SOUTHERLY LINE OF SAID INDUSTRIAL AVENUE AS DESCRIBED IN SAID GRANT OF EASEMENT, THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE AFOREMENTIONED **POINT A**;

THENCE ON A RADIAL LINE S 7°47'49"W A DISTANCE OF 33.00 FEET TO SAID SOUTHERLY LINE OF INDUSTRIAL AVENUE AND THE BEGINNING OF THIS LINE DESCRIPTION;

THENCE CONTINUING S 7°47'49" W A DISTANCE OF 10.00 FEET AND THE END OF THIS LINE DESCRIPTION.

SAID SIDELINES TO BE SHORTENED OR LENGTHENED SO AS TO TERMINATE ON SAID SOUTHERLY LINE OF INDUSTRIAL AVENUE.

**PARCEL 2**

A STRIP OF LAND 10.00 FEET IN WIDTH ABUTTING THE NORTHEASTERLY LINE OF SAID INDUSTRIAL AVENUE AS DESCRIBED IN SAID GRANT OF EASEMENT, THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE AFOREMENTIONED **POINT B**;

THENCE ON A RADIAL LINE N 39°28'13"E, A DISTANCE OF 33.00 FEET TO THE SAID NORTHEASTERLY LINE OF INDUSTRIAL AVENUE AND THE BEGINNING OF THIS LINE DESCRIPTION;

THENCE CONTINUING N 39°28'13"E A DISTANCE OF 5.00 FEET AND THE END OF THIS LINE DESCRIPTION.

SAID SIDELINES TO BE SHORTENED OR LENGTHENED SO AS TO TERMINATE ON SAID NORTHEASTERLY LINE OF INDUSTRIAL AVENUE.

**PARCEL 3**

A STRIP OF LAND 10.00 FEET IN WIDTH ABUTTING THE EASTERLY LINE OF SAID INDUSTRIAL AVENUE AS DESCRIBED IN SAID GRANT OF EASEMENT, THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:


COMMENCING AT THE AFOREMENTIONED **POINT C**;

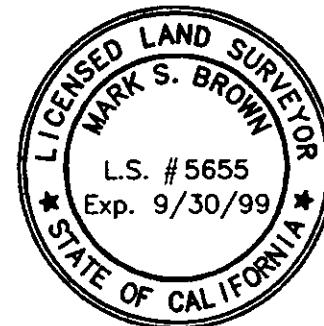
THENCE ON A PERPENDICULAR LINE S 85°34'46"E A DISTANCE OF 33.00 FEET TO SAID EASTERLY LINE OF INDUSTRIAL AVENUE AND THE BEGINNING OF THIS LINE DESCRIPTION;

THENCE CONTINUING S 85°34'46" E A DISTANCE OF 5.00 FEET TO THE END OF THIS LINE DESCRIPTION.

SAID SIDELINES TO BE SHORTENED OR LENGTHENED SO AS TO TERMINATE ON SAID EASTERLY LINE OF INDUSTRIAL AVENUE.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 11/3/97 Prep. ADD  
 Mark S. Brown, L.S. 5655 Date  
 License Expires 9/30/99

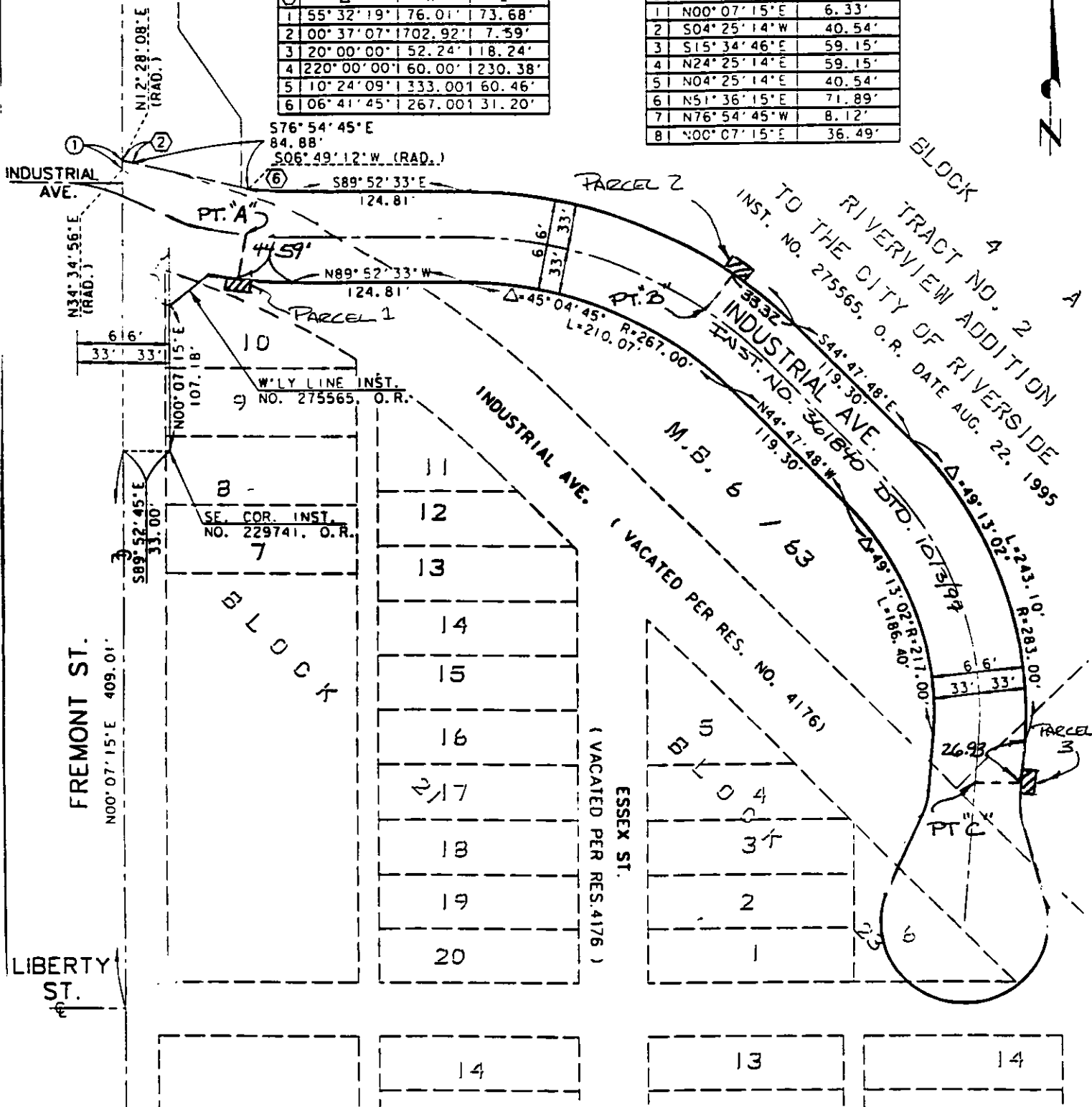


CURVE DATA

Δ	R	L
1   55° 32' 19"   176.01'   73.68'		
2   00° 37' 07"   1702.92'   7.59'		
3   20° 00' 00"   52.24'   18.24'		
4   220° 00' 00"   60.00'   230.38'		
5   10° 24' 09"   333.00'   60.46'		
6   06° 41' 45"   267.00'   31.20'		

LINE DATA

LINE NO.	BEARING	LENGTH
1	N00° 07' 15" E	6.33'
2	S04° 25' 14" W	40.54'
3	S15° 34' 46" E	59.15'
4	N24° 25' 14" E	59.15'
5	N04° 25' 14" E	40.54'
6	N51° 36' 15" E	71.89'
7	N76° 54' 45" W	8.12'
8	N00° 07' 15" E	36.49'



• 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

366

SCALE: 1" = 100'

DRAWN BY NBS DATE 11/13/97

SUBJECT INDUST. AVE. PLAT