

Recording Requested By  
CHICAGO TITLE COMPANY

009994

When recorded mail to:

RECEIVED FOR RECORD  
AT 8:00AM

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

JAN 12 1998

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: Arlington Avenue Underpass  
@ B.N.S.F. RR.  
A.P.N. 225-350-054

D -

6056204-K22

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CHERYL TAVAGLIONE**, as Successor Trustee to **THE TAVAGLIONE FAMILY TRUST**, dated **October 19, 1978**, 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 electric energy distribution facilities, together with all necessary appurtenances, in, under, upon, over and along that certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of the Southeast Quarter of the Southeast Quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, described as follows:

**COMMENCING** at the intersection of the south line of said Section 34 with the southerly prolongation of the easterly line of that certain parcel of land described in deed to Leonard Tavaglione, et al., as Parcel 3 by Grant Deed recorded March 2, 1959, in Book 2423, Page 404, et seq., of Official Records of Riverside County, California; said intersection being on the centerline of Arlington Avenue;

**THENCE** South 89° 46' West, along the south line of said Section 34 and along said centerline of Arlington Avenue, a distance of 77.56 feet;

**THENCE** North 0° 14' West, at right angle to said south line of Section 34, a distance of 60.00 feet to the feet to a line parallel with and distant 60.00 feet northerly, as measured at right angles, from said south line of Section 34;

**THENCE** South 89° 46' West, along said parallel line, a distance of 50.77 feet;

**THENCE** North 33° 33' 44" East, a distance of 3.53 feet to the **POINT OF BEGINNING** of the parcel of land being described;

**THENCE** continuing North 33° 33' 44" East, a distance of 6.85 feet;

**THENCE** South 80° 25' 34" West, a distance of 16.20 feet to a line parallel with and distant 66.00 feet northerly, as measured at right angles, from said south line of Section 34;

**THENCE** South 89° 46' West, along said last mentioned parallel line, a distance of 16.77 feet to the southeasterly line of the right-of-way of the Riverside Water Company's upper canal;

**THENCE** South 62° 41' 16" West, along said southeasterly line, a distance of 13.18 feet to said line parallel with and distant 60.00 feet northerly from said south line of Section 34;


**THENCE** North 89° 46' East, along said last mentioned parallel line, a distance of 28.49 feet;


**THENCE** North 0° 14' West, a distance of 0.93 of a foot;

**THENCE** North 80° 25' 34" East, a distance of 12.36 feet to the **POINT OF BEGINNING**.

Area - 207 square feet.

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

  
 Mark S. Brown, L.S. 5655  
 License Expires 9/30/99

  
 Date



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 Oct 16, 1997

**CHERYL TAVAGLIONE, as Successor of  
THE TAVAGLIONE FAMILY TRUST, dated  
October 19, 1978**

*Cheryl Tavaglione*  
**CHERYL TAVAGLIONE, Successor Trustee**

GENERAL ACKNOWLEDGMENT

State of California }  
County of Riverside } ss

On 10-16-97, before me Lisa M. Hjulberg  
(date) (name)

a Notary Public in and for said State, personally appeared

Cheryl Tavaglione  
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.

Lisa M. Hjulberg  
Signature

CERTIFICATE OF ACCEPTANCE  
(Government Code Section 27281)

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

The party(ies) executing this document is/are representing:  
The Tavaglione Family  
Trust, dated  
October 19, 1978

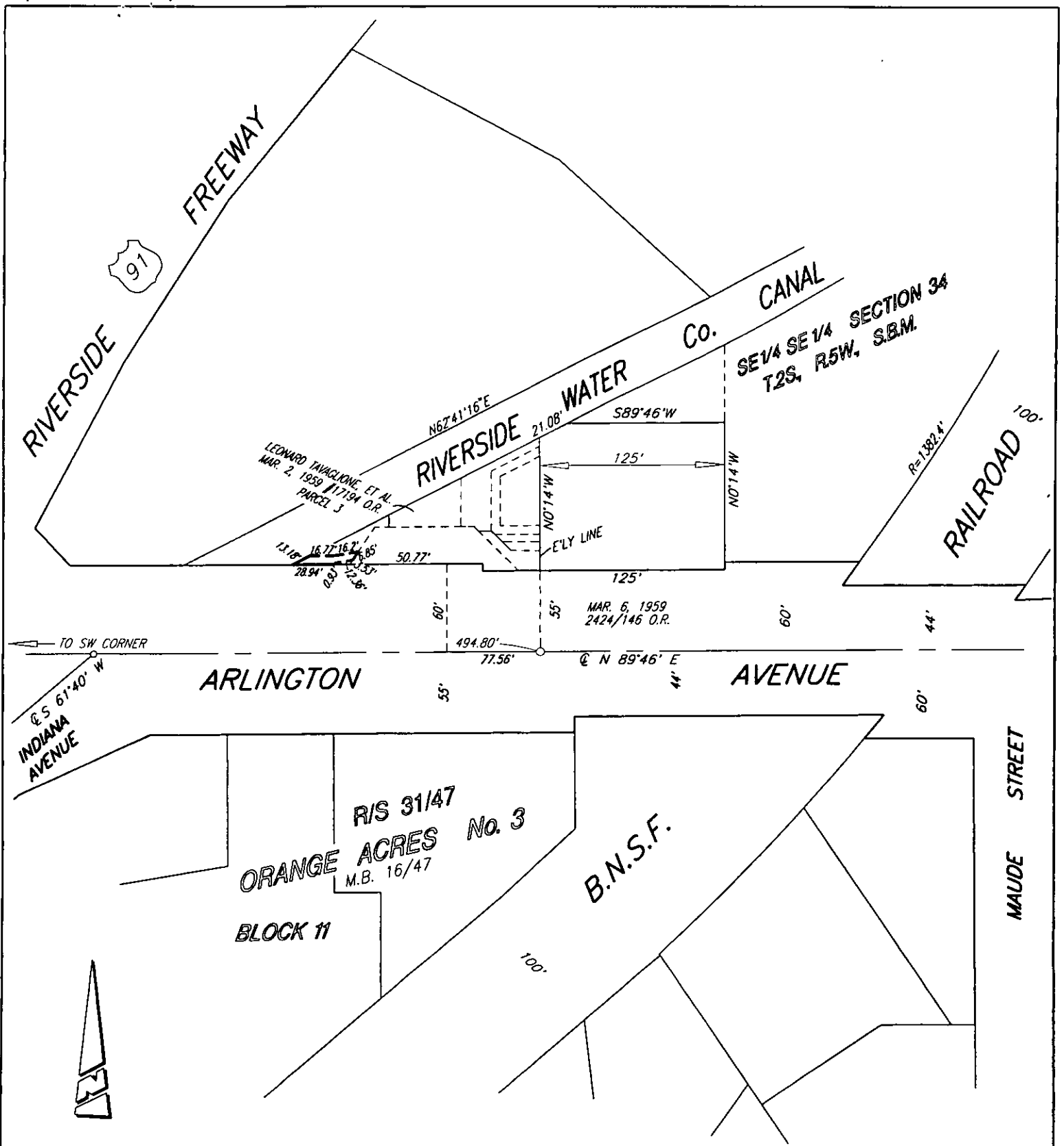
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 12/30/97

CITY OF RIVERSIDE  
[Signature]  
Real Property Services Manager  
of the City of Riverside

APPROVED AS TO FORM  
Carolyn Confer 119198  
CAROLYN CONFER  
ASSISTANT CITY ATTORNEY

TAVA3W.PUE



• 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

543

SCALE: N.T.S.

DRAWN BY: Kgs 10/11/97

SUBJECT: ARLINGTON AVENUE UNDERPASS - P.U.E. (W)