

389101

Where recorded mail to:

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

RECEIVED FOR RECORD
AT 8:00AM

SEP 14 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

D- 14262

Project: **LL-001-967**
Eagle Crest Court

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **HUAN CHANG WEN and SU-PI WEN, husband and wife, as joint tenants**, as Grantors, 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 **electrical energy distribution facilities and waterline 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.

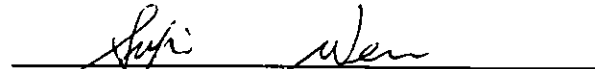
TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers,

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 and waterline facilities*.

Dated 8/21/98



HUAN CHANG WEN



SU-PI WEN

GENERAL ACKNOWLEDGEMENT

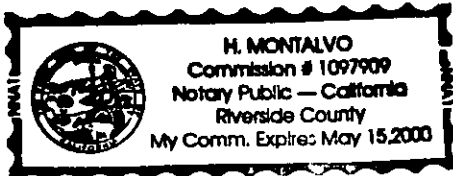
State of California
County of Riverside } ss

On 8/21/98, before me H. MONTALVO
(date) (name)

a Notary Public in and for said State, personally appeared

HUAN CHANG WEN JU-PI-WEN
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) 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.

H. Montalvo

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:

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 _____

Real Property Services Manager
of the City of Riverside

11001967.pu1

APPROVED AS TO FORM
Carolyn Confer 9/12/98
CAROLYN CONFER
ASSISTANT CITY ATTORNEY

EXHIBIT "A"

That portion of Lot 2 of Tract No. 23664-2, as shown by map on file in Book 251 of Maps at pages 17, 18 and 19 thereof, Records of Riverside County, California, described as follows:

Commencing at the most southerly corner of Lot 5 of said Tract No. 23664-2, said corner being a point on a curve concave to the northwest, having a radius of 282.00 feet, the radial line at said point bears South 44° 21' 28" East, said point also being in the southwesterly line of that certain Easement for waterline facilities and electrical distribution facilities as conveyed to the City of Riverside by deed recorded February 10, 1994 as Instrument No. 59489, Official Records of Riverside County, California;

Thence North 44° 21' 28" West, a distance of 12.00 feet to a point in a non-tangent curve, concave to the northwest, having a radius of 270.00 feet, the radial line at said point bears South 44° 21' 28" East;

Thence easterly along said curve, to the left, through a central angle of 08° 38' 32", an arc distance of 40.73 feet to the end thereof;

Thence North 37° 00' 00" East, a distance of 284.45 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 103.00 feet;

Thence northeasterly along said curve, to the left, through a central angle of 15° 00' 00", an arc distance of 26.97 feet to the end thereof;

Thence North 22° 00' 00" East, a distance of 49.67 feet to the beginning of a tangent curve, concave to the south and west, having a radius of 48.00 feet;

Thence northeasterly, southeasterly and southwesterly along said curve, to the right, through a central angle of 210° 00' 00", an arc distance of 175.93 feet;

Thence South 52° 00' 00" West, a distance of 49.67 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 103.00 feet;

Thence southwesterly along said curve, to the left, through a central angle of 15° 00' 00", an arc distance of 26.97 feet to the end thereof;

Thence South 37° 00' 00" West, a distance of 54.46 feet for the TRUE POINT OF BEGINNING, said point being on the south line of said Lot 3,

The last nine (9) courses and distances follow the boundary line of said easement conveyed as aforesaid;

Thence North 89° 12' 33" East along said south line of Lot 3, a distance of 10.97 feet to a point in a non-tangent curve, concave to the southeast, having a radius of 170.00 feet to a point thereon, the radial line at said point bears North 34° 37' 17" West;

Thence southwesterly along said curve, to the left, through a central angle of 18° 22' 43", an arc distance of 54.53 feet to a point on the southeasterly line of said easement conveyed as aforesaid, said curve being tangent at its southwesterly terminus with said southeasterly line;

Thence North 37° 00' 00" East along said southeasterly line, a distance of 46.88 feet to the true point of beginning;

Containing 124 square feet, more or less.

PREPARED UNDER MY SUPERVISION:

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

12/16/96
Date

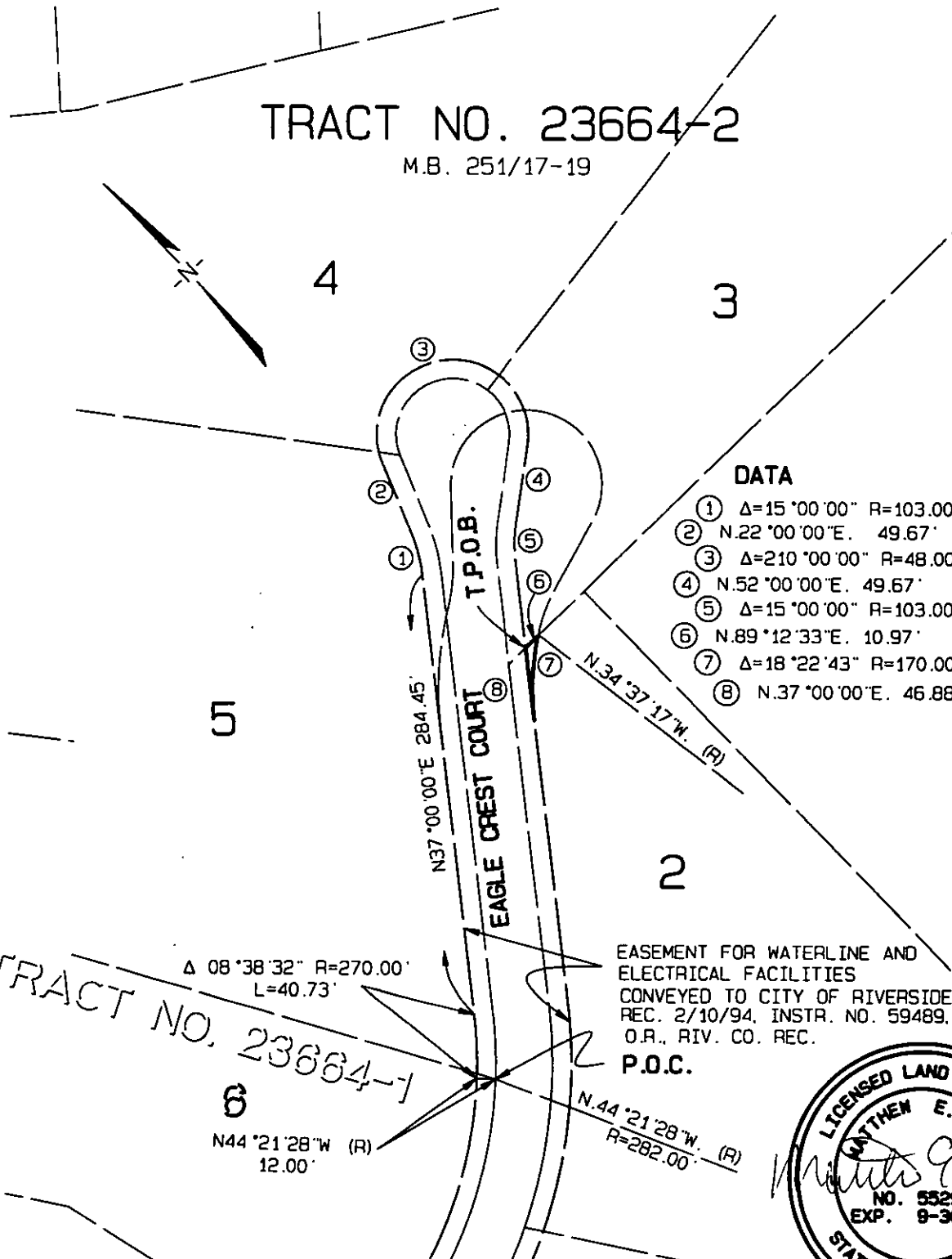
Prepared by: AW
Checked by: AW

DESCRIPTION APPROVAL 102397
Matthew E. Webb by WF
SURVEYOR, CITY OF RIVERSIDE



TRACT NO. 23664-2

M.B. 251/17-19



DATA

- ① $\Delta=15^{\circ}00'00''$ R=103.00' L=26.97'
- ② N.22 $^{\circ}00'00''$ E. 49.67'
- ③ $\Delta=210^{\circ}00'00''$ R=48.00' L=175.93'
- ④ N.52 $^{\circ}00'00''$ E. 49.67'
- ⑤ $\Delta=15^{\circ}00'00''$ R=103.00' L=26.97'
- ⑥ N.89 $^{\circ}12'33''$ E. 10.97'
- ⑦ $\Delta=18^{\circ}22'43''$ R=170.00' L=54.53'
- ⑧ N.37 $^{\circ}00'00''$ E. 46.88'

TRACT NO. 23664-1
 $\Delta 08^{\circ}38'32''$ R=270.00'
 L=40.73'
 6
 N44 $^{\circ}21'28''$ W (R)
 12.00'

EASEMENT FOR WATERLINE AND ELECTRICAL FACILITIES CONVEYED TO CITY OF RIVERSIDE REC. 2/10/94, INSTR. NO. 59489. O.R., RIV. CO. REC. P.O.C.



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 96-257

SCALE: 1" = 100'

DRWN BY [Signature] DATE 12/17/94
 CHKD BY [Signature] DATE 12/17/94

SUBJECT: P.U.E. FROM LOT 2

10-5