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DOC # 1999-189158

05/03/1999 08:00A Fee:NC

Page 1 of 7

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder

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)

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FOR RECORDER'S OFFICE USE ONLY

Project: *Electric Easement*  
*APN 291-090-042, -043*



D - 14394

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CANYON SPRINGS MARKETPLACE CORP., a California non-profit mutual benefit corporation**, as Grantor, 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**, 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 April 1, 1999

**CANYON SPRINGS  
MARKETPLACE CORP.,  
a California non-profit mutual  
benefit corporation**

By: Garry Spanner  
**GARRY SPANNER**  
Title: VICE PRESIDENT

By: \_\_\_\_\_

Title \_\_\_\_\_

GENERAL ACKNOWLEDGEMENT

State of California

County of SAN MATEO }<sup>ss</sup>

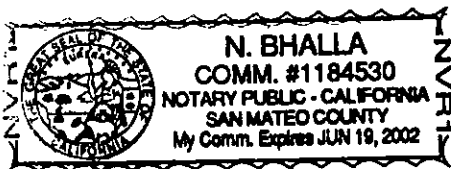
On 4/1/99 before me NEELAM BHALLA  
(date) (name)

a Notary Public in and for said State, personally appeared

GARRY JAMES SPANNER

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.

N. Bhalla

Signature

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 4/26/99

APPROVED AS TO FORM

Carolyn Confer 4/20/99

CAROLYN CONFER  
ASSISTANT CITY ATTORNEY

[Signature]

Real Property Services Manager of the  
City of Riverside

## EXHIBIT "A"

## PARCEL 1

That portion of Parcel 17 of Parcel Map 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 the southeast corner of said Parcel 17, said corner being in a curve, concave to the west, having a radius of 2945.00 feet, the radial line from said corner bears South  $89^{\circ}28'23''$  West;

Thence northerly along the easterly line of said Parcel 17 and along said curve, to the left, through a central angle of  $01^{\circ}43'23''$ , an arc distance of 88.56 feet for the **true point of beginning**, the radial line from said point bears South  $87^{\circ}45'00''$  West. said point also being the most southerly corner of Parcel A of that certain easement conveyed to the City of Riverside for public street and highway purposes by Instrument No. 302611 recorded November 26, 1986, Official Records of Riverside County, California.

Thence North  $54^{\circ}16'06''$  West along the southwesterly line of said easement, a distance of 33.00 feet to a point thereon;

Thence South  $02^{\circ}15'00''$  East, a distance of 27.80 feet;

Thence North  $87^{\circ}45'00''$  East, a distance of 26.00 feet to a point on said easterly line of Parcel 17, said point being the beginning of a non-tangent curve, concave to the west, having a radius of 2945.00 feet, the radial line from said point bears South  $87^{\circ}53'45''$  West;

Thence northerly along said easterly line and along said curve, to the left, through a central angle of  $00^{\circ}08'45''$ , an arc distance of 7.50 feet to the **true point of beginning**.

Containing 459 square feet, more or less.

## PARCEL 2

Portions of Parcels 16 and 17 of Parcel Map 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, being a strip of land 15.00 feet in width, lying 7.50 feet on each side of the following described centerline:

Commencing at the northwest corner of said Parcel 17;

Thence North  $00^{\circ}00'39''$  East along the west line of said Parcel 16, a distance of 10.00 feet for the **true point of beginning**;

Thence South  $89^{\circ}51'06''$  East, a distance of 218.40 feet to the beginning of a tangent curve, concave to the south, having a radius of 310.00 feet;

Thence easterly along said curve, to the right, through a central angle of 22°09'00", an arc distance of 119.84 feet;

Thence South 67°42'06" East tangent to said curve, a distance of 49.96 feet to the beginning of a tangent curve, concave to the north, having a radius of 290.00 feet;

Thence easterly along said curve, to the left, through a central angle of 21°13'29", an arc distance of 107.43 feet to the end of this centerline description, said point also being on the west line of Parcel A of that certain easement conveyed to the City of Riverside for public street and highway purposes by Instrument No. 302611 recorded November 26, 1986, Official Records of Riverside County, California.

The side lines of said strip of land shall be prolonged or shortened so as to terminate westerly on said west line of Parcel 16 and easterly on said west line of Parcel A of the easement so conveyed.

Containing 0.17 acres, more or less.

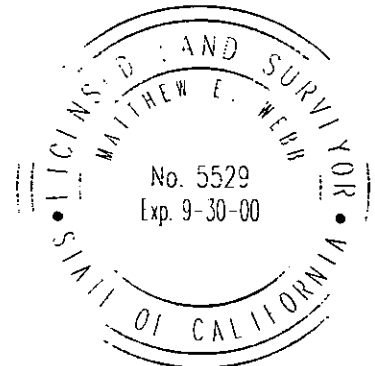
PREPARED UNDER MY SUPERVISION

Matthew E. Webb

Matthew E. Webb, L.S. 5529

3/1/99

Date



Prepared by: ajg

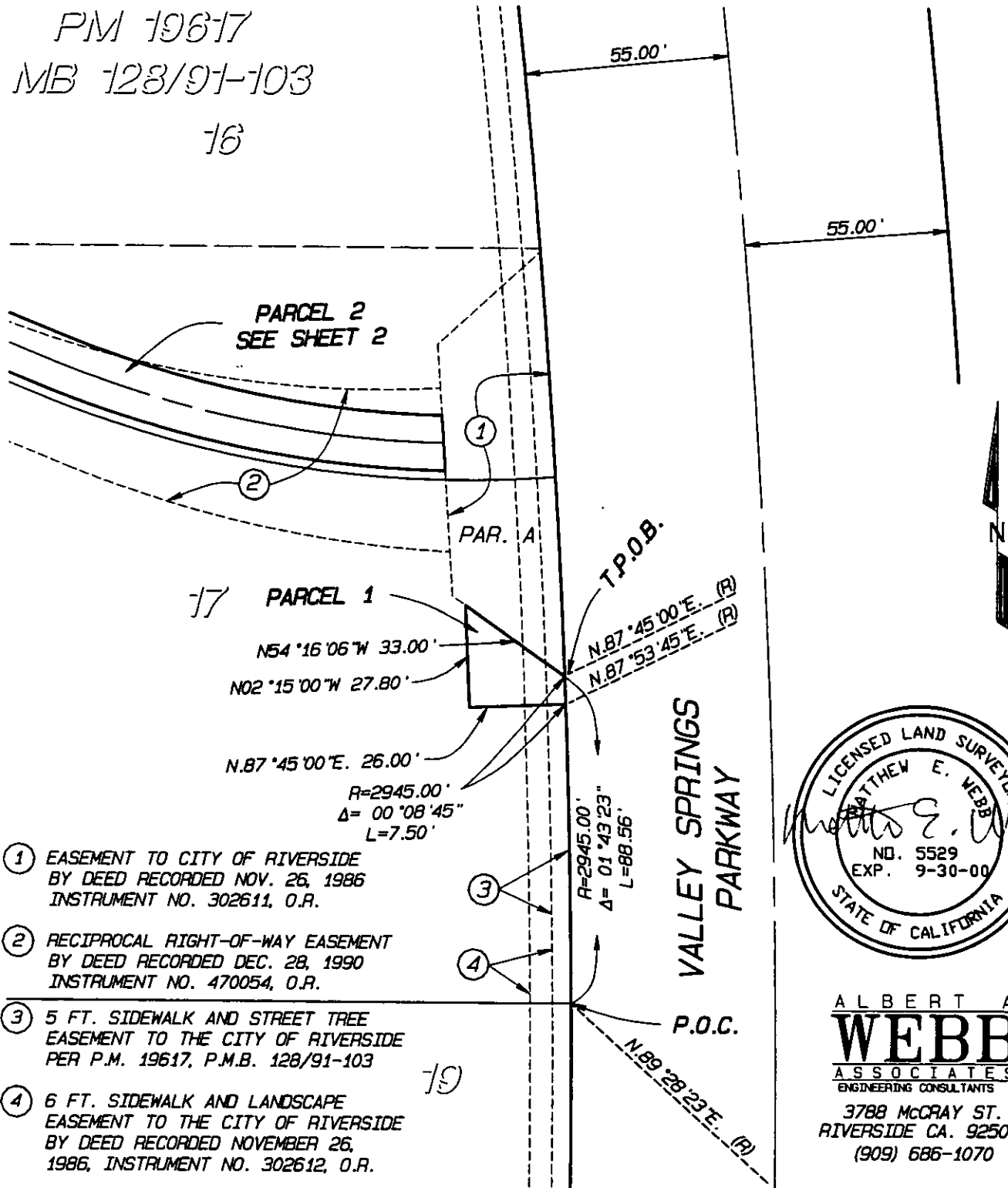
Checked by: [Signature]

DESCRIPTION APPROVAL 3/11/99

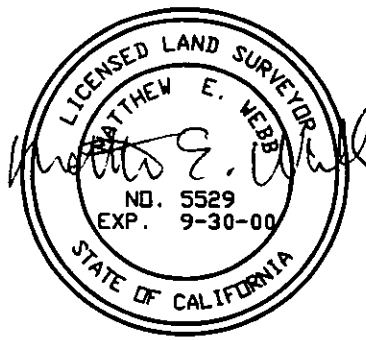
Walter R. Frye by ---  
SURVEYOR, CITY OF RIVERSIDE

# EXHIBIT "B"

PM 19617  
 MB 128/91-103  
 16



- ① EASEMENT TO CITY OF RIVERSIDE BY DEED RECORDED NOV. 26, 1986 INSTRUMENT NO. 302611, O.R.
- ② RECIPROCAL RIGHT-OF-WAY EASEMENT BY DEED RECORDED DEC. 28, 1990 INSTRUMENT NO. 470054, O.R.
- ③ 5 FT. SIDEWALK AND STREET TREE EASEMENT TO THE CITY OF RIVERSIDE PER P.M. 19617, P.M.B. 128/91-103
- ④ 6 FT. SIDEWALK AND LANDSCAPE EASEMENT TO THE CITY OF RIVERSIDE BY DEED RECORDED NOVEMBER 26, 1986, INSTRUMENT NO. 302612, O.R.



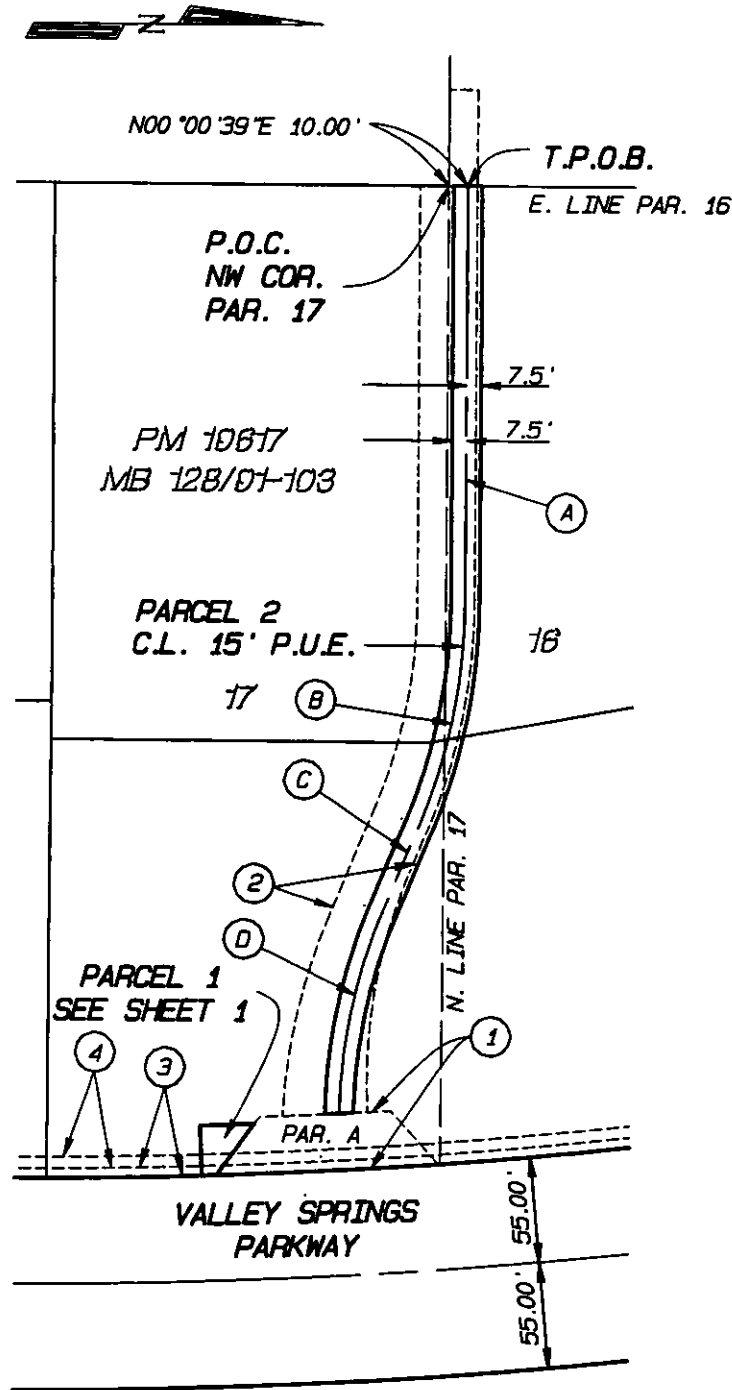
ALBERT A  
**WEBB**  
 ASSOCIATES  
 ENGINEERING CONSULTANTS  
 3788 McCRAY ST.  
 RIVERSIDE CA. 92506  
 (909) 686-1070

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## CITY OF RIVERSIDE

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 2	W.O. 94-289
SCALE: 1" = 40'	DRWN BY <u>AW</u> DATE <u>3/11/99</u> CHKD BY <u>AW</u> DATE <u>3/11/99</u>	SUBJECT: PUBLIC UTILITY EASEMENT	

# EXHIBIT "B"



- ① EASEMENT TO CITY OF RIVERSIDE BY DEED RECORDED NOV. 26, 1986 INSTRUMENT NO. 302611, O.R.
- ② RECIPROCAL RIGHT-OF-WAY EASEMENT BY DEED RECORDED DEC. 28, 1990 INSTRUMENT NO. 470054, O.R.
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- ④ 6 FT. SIDEWALK AND LANDSCAPE EASEMENT TO THE CITY OF RIVERSIDE BY DEED RECORDED NOVEMBER 26, 1986, INSTRUMENT NO. 302612, O.R.

- Ⓐ  $N89^{\circ}51'06''W$  218.40'
- Ⓑ  $R=310.00'$   $\Delta=22^{\circ}09'00''$   $L=119.84'$
- Ⓒ  $N67^{\circ}42'06''W$  49.96'
- Ⓓ  $R=290.00'$   $\Delta=21^{\circ}13'29''$   $L=107.43'$



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G:\1994\94-0289\940289.pro 3/1/1999

## CITY OF RIVERSIDE

741

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SHEET 2 OF 2

W.D.  
 94-289

SCALE: 1" = 100'

DRWN BY AW DATE 2/1/99  
 CHKD BY AW DATE 3/1/99

SUBJECT: PUBLIC UTILITY EASEMENT

14394