

213897

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 AM

MAY 18 1999

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- 14404

Project: **4796 Somerset Drive**
Access & Electric Easements
W.O. 694282

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **JOSEPH F. POPPLER, Jr., a single man**, as Grantor, grants to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, easements and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of **electrical energy distribution facilities and ingress/egress access** 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:

Parcel 1: "easement for electrical energy distribution facilities"

A strip of land 10.00 feet wide in Lot 29 of Clarks Subdivision as shown by map on file in Book 7, Page 44 of Maps, records of Riverside County, California, lying 5.00 feet on each side of the following described centerline:

COMMENCING at the most southerly corner of said Lot 29;

THENCE North 28°53'03" East, along the southeasterly line of said Lot 29, a distance of 240.00 feet;

THENCE North 61°04'09" West, parallel with the southwesterly line of said Lot 29, a distance of 107.00 feet to the **TRUE POINT OF BEGINNING**;

THENCE North 28°53'03" East, parallel with said southeasterly line of said Lot 29, a distance of 123.00 feet to **Point "A"** and the **END** of this centerline description.

The sidelines of said 10.00 foot wide strip shall be lengthened or shortened to terminate southwesterly in a line bearing North 61°04'09" West through said **TRUE POINT OF BEGINNING**.

Parcel 2: "easement for electrical energy distribution facilities"

A strip of land 20.00 feet wide in said Lot 29 of Clarks Subdivision, lying 10.00 feet on each side of the following described centerline:

COMMENCING at **Point "A"** hereinbefore described;

THENCE South 61°06'57" East, 15.00 feet to the **TRUE POINT OF BEGINNING**;

THENCE North 61°06'57" West, 155.00 feet to a point in the easterly line of Somerset Drive as shown on said map of Clarks Subdivision, and the **END** of this centerline description.

EXCEPTING therefrom that portion lying within said Parcel 1 above described.

The sidelines of said 20.00 foot wide strip of land shall be lengthened or shortened northwesterly to terminate in the easterly line of said Somerset Drive.

Parcel 3: "ingress/egress access easement"

That portion of said Lot 29 of Clarks Subdivision as shown by map on file in Book 7, Page 44 of Maps, records of Riverside County, California, described as follows:

COMMENCING at the most southerly corner of said Lot 29;

THENCE North 28°53'03" East, along the southeasterly line of said Lot 29, a distance of 240.00 feet;

THENCE North 61°04'09" West, parallel with the southwesterly line of said Lot 29, a distance of 107.00 feet;

THENCE North 15°20'18" East, 46.54 feet to the beginning of a tangent curve concave southerly and having a radius of 28.00 feet;

THENCE northerly, northwesterly and westerly, along said curve, through a central angle of 144°26'52", an arc length of 70.59 feet;

THENCE North 39°06'34" West, 8.00 feet to the **TRUE POINT OF BEGINNING**;

THENCE North 50°53'26" East, 177.00 feet;

THENCE South 71°33'38" East, 20.52 feet;

THENCE South 28°53'03" West, 87.00 feet to the northeasterly line of said Parcel 2 above described;

THENCE North 61°06'57" West, along said northeasterly line, 36.58 feet.

THENCE South 50°53'26" West, 93.64 feet;

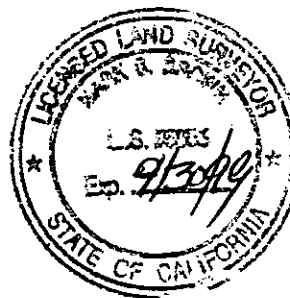
THENCE North 39°06'34" West, 16.00 feet to said **TRUE POINT OF BEGINNING**.

EXCEPTING therefrom that portion lying within said Parcel 2 above described.

ALSO EXCEPTING therefrom that portion lying southerly of a curve having a radius of 36.00 feet; said curve having a radius of 36.00 feet being concentric with and 8.00 feet northerly of said curve having a radius of 28.00 feet above described.

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 Date 4/23/99 Prep. LF
License Expires 9/30/99



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 ingress / egress access.*

Dated 4/23/99

Joseph F. Poppler
JOSEPH F. POPPLER, Jr.

GENERAL ACKNOWLEDGMENT

State of California }
County of RIVERSIDE } ss

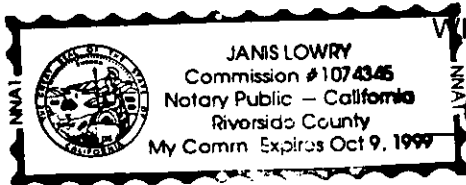
On APRIL 23, 1999, before me JANIS LOWRY
(date) (name)

a Notary Public in and for said State, personally appeared

JOSEPH F. POPPLER, SR.

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.

Janis Lowry
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)

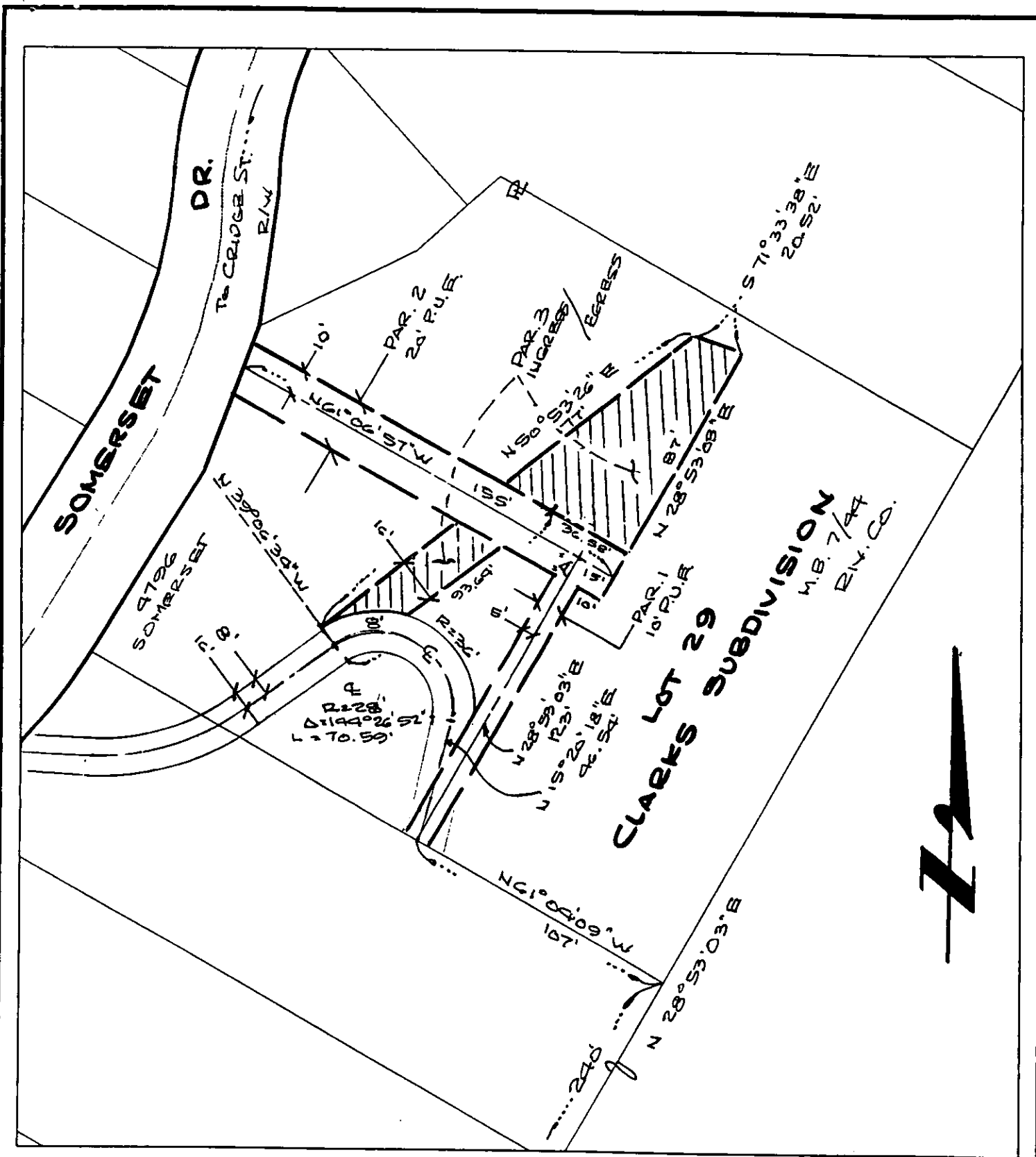
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 18233 of said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

Dated 5/5/99

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

poppler.pue

APPROVED AS TO FORM
Carolyn Confer 4/23/99
CAROLYN CONFER
ASSISTANT CITY ATTORNEY



S10-16-200-9-10001-001-267-694282

◆ 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



Scale: 1" = 30'

Drawn by: fwally

Date: 04/22/99

Subject: 4796 Somerset Dr.

40-5

14404