

Chicago Title  
When recorded mail to:

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

DOC # 2001-014316

01/12/2001 08:00A Fee:NC

Page 1 of 8

Recorded in Official Records  
County of Riverside

Gary L. Orso  
Assessor, County Clerk & Recorder



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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2030556-1422  
Project: La Sierra Avenue Widening  
Parcel 090

A.P.N. 149-080-021

009-020

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EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GEORGE NELSON and BETTY NELSON, husband and wife and 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 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 May 25 2000

George Nelson  
GEORGE NELSON

Betty Nelson  
BETTY NELSON

Tim B. Smith  
ASSOCIATE ATTORNEY

GENERAL ACKNOWLEDGEMENT

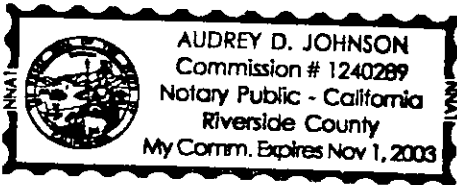
State of California }  
County of RIVERSIDE } ss

On 5-25-00, before me AUDREY D. JOHNSON  
(date) (name)

a Notary Public in and for said State, personally appeared

GEORGE NELSON AND BETTY NELSON  
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.

Audrey D. Johnson  
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

( ) Attorney-in-fact  
( ) Corporate Officer(s)  
Title \_\_\_\_\_  
Title \_\_\_\_\_

( ) Guardian/Conservator

(X) Individual(s)

( ) Trustee(s)

( ) Other

( ) Partner(s)

( ) General

( ) Limited

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



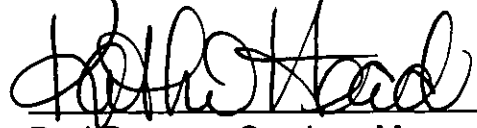
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2 of 6

**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 8/30/00

**CITY OF RIVERSIDE**



Real Property Services Manager  
of the City of Riverside

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2001-014316  
01/12/2001 08:00A  
3 of 6

EXHIBIT "A"

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

All that portion Lot 4 of Twin Buttes Block, as shown by map on file in Book 10, Page 39 of Maps, records of Riverside County, California, described as follows:

COMMENCING at the intersection of the southeasterly line of said Lot 4 with a line which is parallel with and distant 30.00 feet northeasterly, as measured at right angles, from the centerline of La Sierra Avenue (formerly Holden Avenue);

THENCE North  $31^{\circ}40'43''$  West, along said parallel line, a distance of 140.78 feet, more or less, to the most southerly corner of that certain parcel of land described in deed to Angel Rodriguez, et al., by document recorded May 31, 1994, as Instrument No. 221108 of Official Records of Riverside County, California;

THENCE North  $72^{\circ}36'17''$  East, along the southeasterly line of said parcel of land, a distance of 20.64 feet to a line which is parallel with and distant 50.00 feet northeasterly, as measured at right angles, from said centerline of La Sierra Avenue and the TRUE POINT OF BEGINNING of the parcel of land being described;

THENCE South  $31^{\circ}40'43''$  East, along said parallel line, a distance of 12.00 feet;

THENCE North  $58^{\circ}19'17''$  East, at right angle to said centerline of La Sierra Avenue, a distance of 7.00 feet;

THENCE North  $31^{\circ}40'43''$  West, parallel to said centerline of La Sierra Avenue, a distance of 5.06 feet to a point which lies 5.00 feet southeasterly of, as measured at right angle to, said southeasterly line of the parcel of land described in document recorded May 31, 1994;

THENCE North  $72^{\circ}36'17''$  East, a distance of 207.62 feet to a point; said point lies 5.00 feet southeasterly of, as measured at right angle, to the southeasterly line of that certain parcel of land described deed to George M. Nelson, et al., by document recorded June 30, 1966, as Instrument No. 67772 of Official Records of said Riverside County;

THENCE North  $31^{\circ}40'43''$  West, a distance of 5.16 feet to the southeasterly line of said parcel of land described in document recorded June 30, 1966;

THENCE South  $72^{\circ}36'17''$  West, along said last mentioned southeasterly line, a distance of 15.48 feet to the most southerly corner of said parcel of land described in document recorded June 30, 1966;

THENCE South  $72^{\circ}36'17''$  West, a distance of 140 feet to the most easterly corner of said

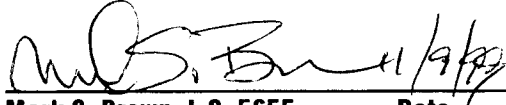


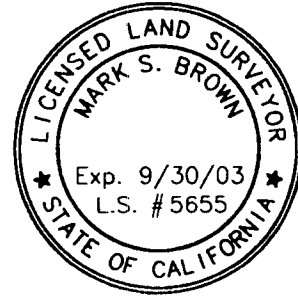
parcel of land described in document recorded May 31, 1994;

THENCE South 72°36'17" West, along the southeasterly line of the last mentioned parcel of land, a distance of 59.36 feet to the TRUE POINT OF BEGINNING.

Area - 1116 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**      **Date** 1/9/03      **Prep.** Kop  
**License Expires 9/30/03**

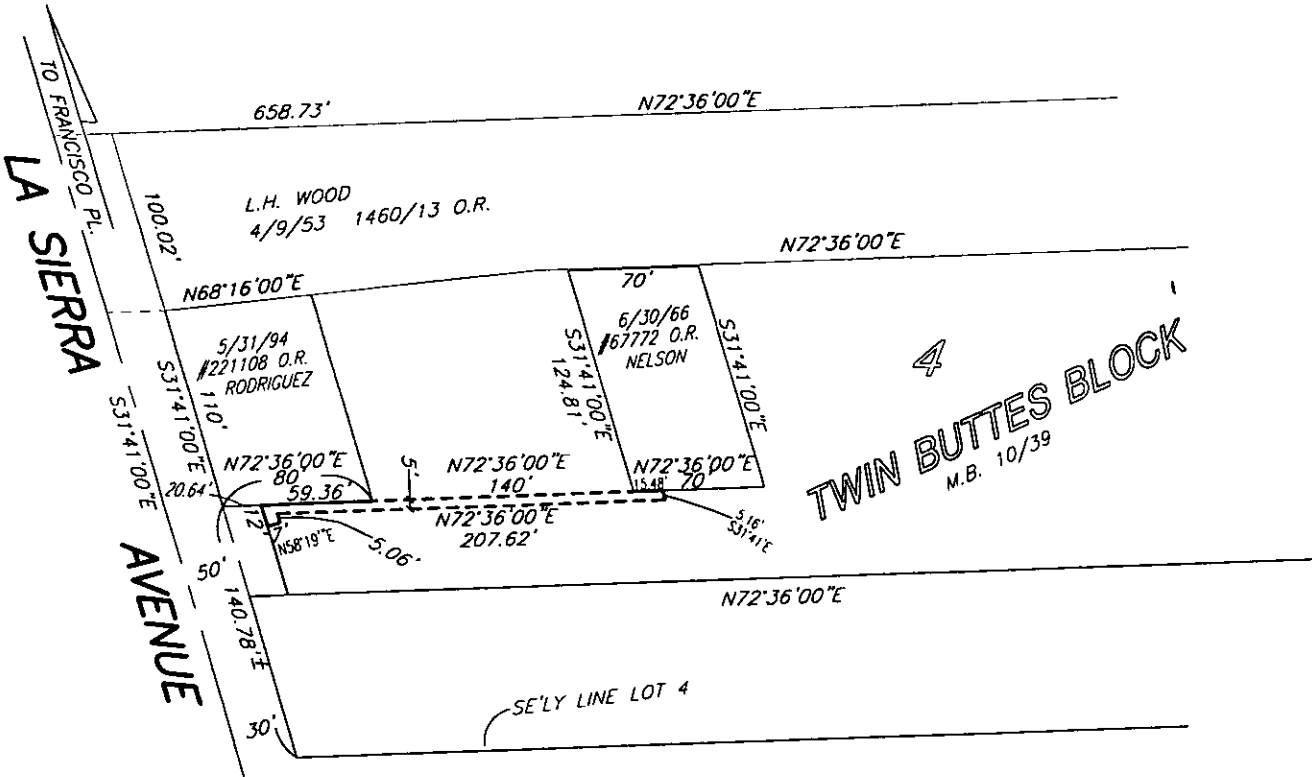


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01/12/2001 08:00A  
5 of 6

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 6 of 6



• 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	48-647
SCALE: N.T.S.	DRAWN BY: Kgs DATE: 11/9/99	SUBJECT: LA SIERRA AVENUE WIDENING - PAR. 90 P.U.E.	

14638