

DOC # 2002-165499

04/01/2002 08:00A Fee:NC

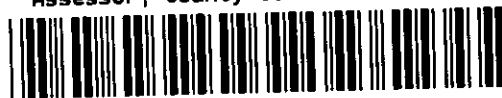
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Recorded in Official Records

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: 4682 Bandini Ave.  
APN 218-112-010

D - 14871

**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **WILLIAM P. BEECHER and BARBARA J. BEECHER, husband and wife as joint tenants**, 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 **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 3-21-02

William P. Beecher  
 William P. Beecher  
Barbara J. Beecher  
 Barbara J. Beecher

**GENERAL ACKNOWLEDGEMENT**

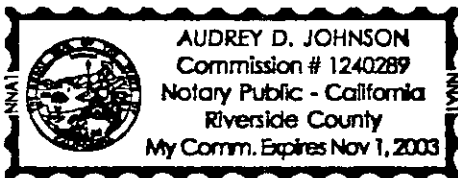
State of California  
 County of RIVERSIDE ss

On 3-21-02, before me AUDREY D. JOHNSON  
(date) (name)

a Notary Public in and for said State, personally appeared

WILLIAM P. BEECHER AND BARBARA J. BEECHER  
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
- ( ) Individual(s)
- ( ) Trustee(s)
- ( ) Other
- ( ) Partner(s)
- ( ) General
- ( ) Limited

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

\_\_\_\_\_  
 \_\_\_\_\_



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EXHIBIT "A"

A uniform strip of land, 5.00 feet wide, the Southeasterly line thereof being described as follows:

That portion of Lot 224 of the lands of the Southern California Colony Association as shown by map on file in Book 7 of Maps, page 3 thereof, records of San Bernardino County, California, described as follows:

Commencing at a point in the northwesterly line of said Lot 224, distant southwesterly thereon, 347.90 feet from the most northerly corner thereof; said point being in the northeasterly line of Linwood Place as shown by map of Shady Acres No. 2, on file in Book 20 of Maps, page 10 thereof, records of Riverside County, California;

Thence southeasterly, along said northeasterly line of Linwood Place, 8.00 feet to the most westerly corner of the land conveyed to Guy D. Clossey, et ux, by deed recorded November 19, 1968, as Instrument No. 110969 of Official Records of Riverside County, California;

Thence northeasterly, along the northwesterly line of said land conveyed to Guy D. Clossey, 107.00 feet to the most northerly corner thereof;

Thence southeasterly, along the northeasterly line of said land conveyed to Guy D. Clossey, 61.00 feet to the most northerly corner of that certain parcel of land conveyed to Gene B. Garat, et ux, by deed recorded September 12, 1969, as Instrument No. 93345 of Official Records of said Riverside County;

Thence southeasterly, along the northeasterly line of last said parcel, 61.00 feet to the most easterly corner thereof and the **BEGINNING** of said **Southeasterly line description**; said point being an angle point in that certain parcel of land conveyed to William P. Beecher, et ux., by deed recorded April 28, 1976, as Instrument No. 57331 of Official Records of said Riverside County;

Thence northeasterly, along the southeasterly line of said parcel conveyed to William P. Beecher, 60.00 feet and the **END** of this line description.

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

*Mark S. Brown* 11/19/01 Prep. *WZ*  
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/03

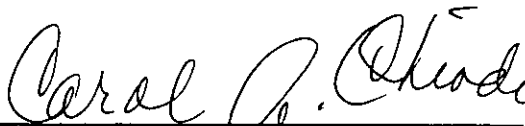


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**CERTIFICATE OF ACCEPTANCE  
(Government Code Section 27281)**

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 3/25/02

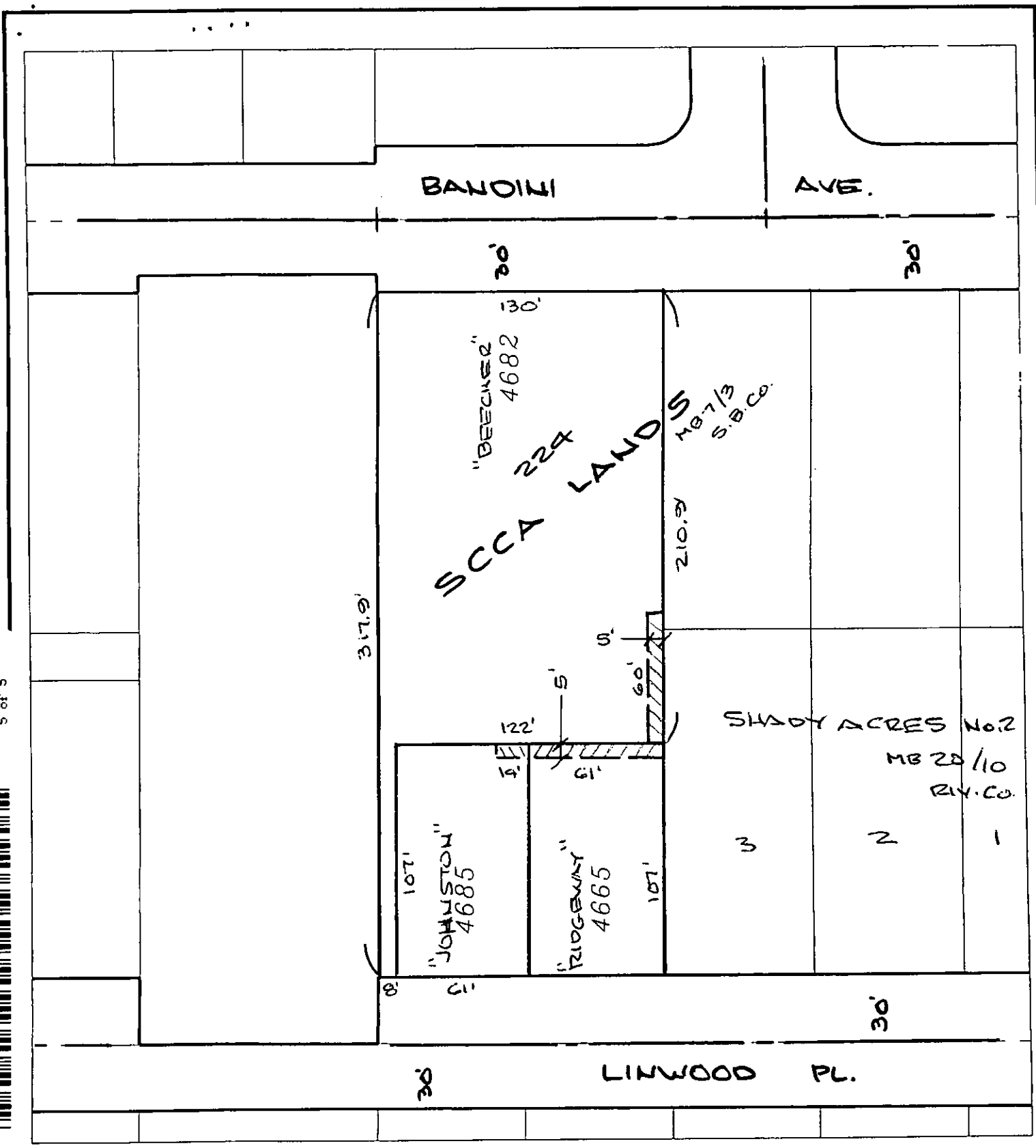
  
Real Property Services Manager of the  
City of Riverside

BEECHERPUE



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◆ CITY OF RIVERSIDE, CALIFORNIA ◆

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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" = 60'

Drawn by: fwally

Date: 11/13/01

Subject: BANDINI / LINWOOD OC PUE

14871