

DOC # 2006-0854899

11/20/2006 08:00A Fee:NC

Page 1 of 6

Recorded in Official Records

County of Riverside

Larry W. Ward

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: Tr 31512
APN 206-230-030
Address: 3836 Rumba Street

D- 15899

EASEMENT

PRESTIGE HOMES L.P., A California Limited Partnership, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the 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 AND TELECOMMUNICATION FACILITIES, together with all necessary appurtenances, in, under, upon, over and along that certain real property 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 AND TELECOMMUNICATION FACILITIES.

PRESTIGE HOMES L.P.,
A California Limited Partnership


Dated 10/2/06

By: _____

Print Name: _____

Title: _____

By: **Distinguished Prestige Homes, Inc.**, a
California corporation, its General Partner

By:  _____

Print Name: _____

Paul R. Roman
Vice President of Operations

Title: _____



2006-0854899
11/20/2006 08:00A
2 of 6



GENERAL ACKNOWLEDGEMENT

State of California }
County of San Bernardino } ss

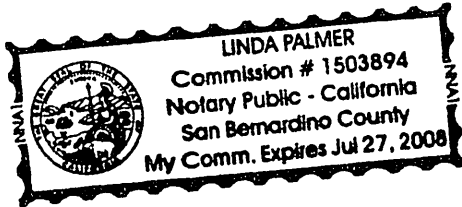
On October 10, 2006 before me Linda Palmer
(date) (name)

a Notary Public in and for said State, personally appeared

Paul R. Roman

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.

Linda Palmer
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. 21027 of said City Council adopted September 6, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

DATED 11/8/06

CITY OF RIVERSIDE

APPROVED AS TO FORM
Kriste Ann
SUPERVISING DEPUTY CITY ATTORNEY

By: Amelia M. Valeri
Real Property Manager



LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

<http://riverside.asrclkrec.com>

NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: LINDA PALMER

Commission #: 1503894

Place of Execution: San Bernardino Cty

Date Commission Expires: 7-27-08

Date: 11-20-06

Signature: M. J. Lewis

Print Name: M. J. LEWIS



EXHIBIT "A"
LEGAL DESCRIPTION

BEING A PORTION OF LOT 17 TRACT 31512 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS RECORDED IN BOOK 376 PAGES 16 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF SAID LOT 17;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT 17 SOUTH 04°09'33" WEST, A DISTANCE OF 4.04 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 535.00 FEET, SAID CURVE ALSO LYING 4.00 FEET SOUTHERLY FROM AND CONCENTRIC TO THE NORTHERLY BOUNDARY OF SAID LOT 17, A RADIAL LINE TO SAID POINT BEARS NORTH 12°25'09" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°48'30," A DISTANCE OF 35.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 11.00 FEET, SAID CURVE LYING 4.00 FEET SOUTHWESTERLY AND CONCENTRIC TO SAID NORTHEASTERLY BOUNDARY OF SAID LOT 17;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77°55'54," A DISTANCE OF 14.96 FEET;

THENCE RADIAL TO SAID CURVE SOUTH 85°50'27" EAST, A DISTANCE OF 4.00 FEET TO THE EAST LINE OF SAID LOT 17 AND THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 15.00 FEET

THENCE ALONG THE EASTERLY, NORTHEASTERLY AND NORTHERLY BOUNDARY OF SAID LOT 17 THE FOLLOWING COURSES:

THENCE NORTHERLY ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 77°55'54," A DISTANCE OF 20.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 539.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°52'13," A DISTANCE OF 36.41 FEET MORE OR LESS TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 215 SQUARE FEET MORE OR LESS.

Vincent Kleppe
VINCENT G. KLEPPE LS 7181
EXP. 12-31-07

6/29/06
DATE



PREPARED FOR AND ON BEHALF OF THE PRIZM GROUP
P\TPG\03\03-61.8\elec easements\legal

DESCRIPTION APPROVAL
BY: Mark S. Brown 07.06.06
DATE
FOR: MARK S. BROWN
CITY SURVEYOR

2006-0954899
11/20/2006 08:00A
5 of 6



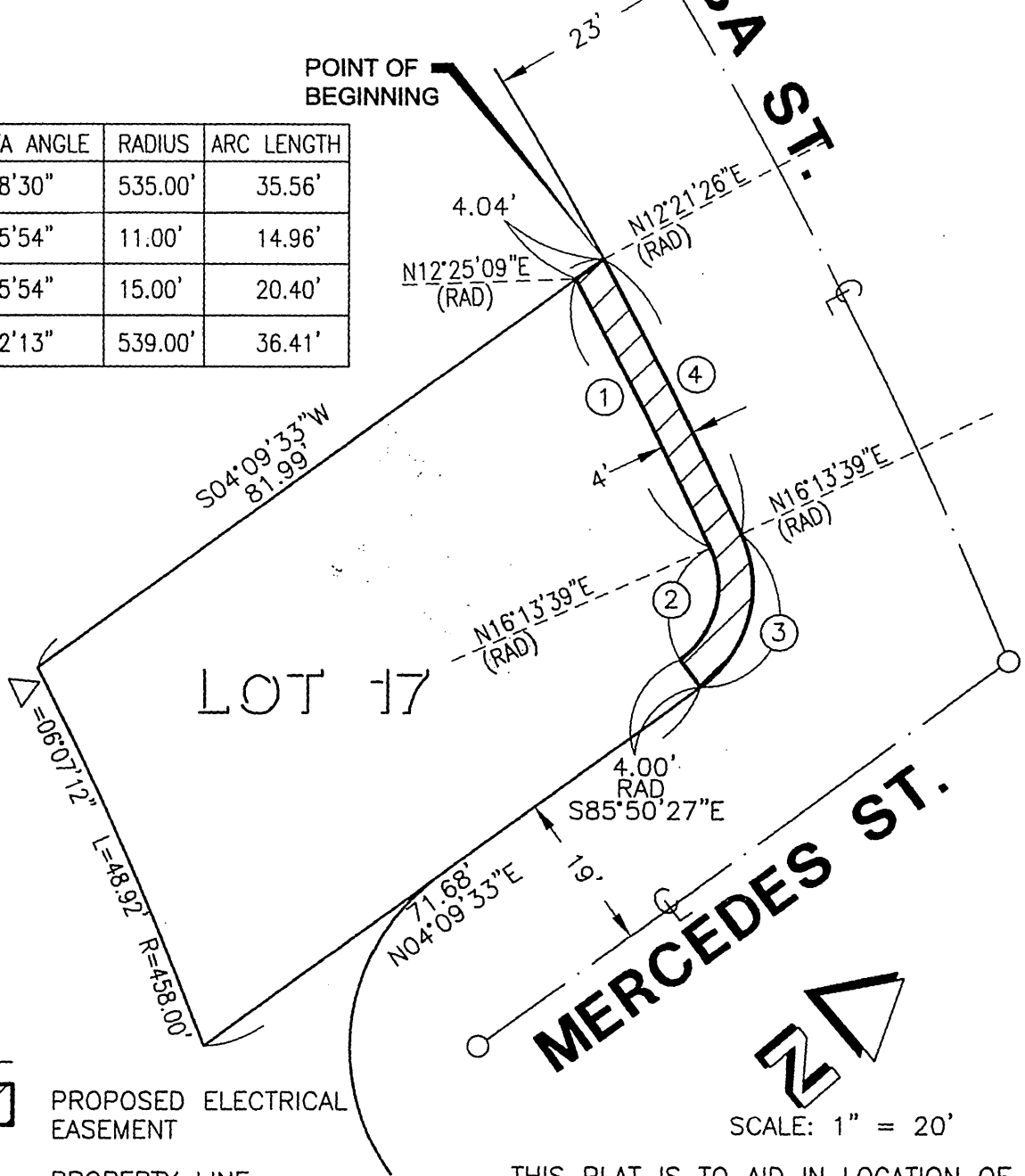
LOT 17

TRACT NO. 31512
MB 376/1-6

RUMBA ST.

MERCEDES ST.

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
①	03°48'30"	535.00'	35.56'
②	77°55'54"	11.00'	14.96'
③	77°55'54"	15.00'	20.40'
④	03°52'13"	539.00'	36.41'



THIS PLAT IS TO AID IN LOCATION OF THE PROPERTY ONLY AND IS NOT A PART OF THE WRITTEN DESCRIPTION.

10-7

DRAWN BY: BM
DATE: 6-5-06
JOB. NO.: 03-061.8
FILE: P:\TPG\03\03-061-8\ELEC EASEMENTS\EASEMENTS.DWG

THE PRIZM GROUP
CIVIL ENGINEERS AND LAND SURVEYORS
• CYRAX 3-D LASER SCANNING
• GPS & ROBOTIC SURVEYING
• GEOMATIC ENGINEERING
• CIVIL ENGINEERING
• LAND PLANNING
310 N. COTA ST. SUITE 1, CORONA, CA 92880
PHONE: (951) 737-4406 • FAX: (951) 737-4407
tpg@the-prizm-group.com

PROJECT:
ELECTRICAL EASEMENT EXHIBIT

SHT. NO.
1
OF 1



2006-0954999
11/20/2006 08:00A
6 of 6