

When recorded mail to:

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

DOC # 2013-0159088

04/03/2013 02:52P Fee:NC

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Recorded in Official Records

County of Riverside

Larry W. Ward

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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NCHGCC						T:	CTY	UNI	508

Project: Lot Line Adjustment Case P13-0158
Main & Strong Streets
A.P.N. 209-033-048-1

D - 16869

Ⓟ



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **WAYNE G. HODGE and SHIRLEY L. HODGE, as Co-Trustees of the Wayne G. and Shirley L. Hodge Family Trust, u/d/t dated May 15, 2006**, as Grantors, grant to the CITY OF RIVERSIDE, a California charter city and municipal corporation, 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 *blanket electric energy distribution and telecommunication 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.

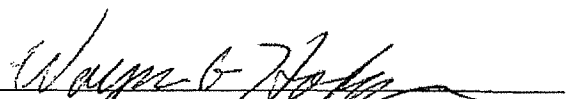
TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents

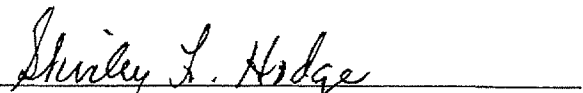
and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said *blanket electric energy distribution and telecommunication facilities*.

Said *blanket electric energy distribution and telecommunication facilities* shall only be constructed in areas outside of existing building footprints, or approved building footprints shown on a plot plan and any subsequent alterations or modifications thereto as approved by the Grantee. Grantor, their successors and assigns agree that all costs associated with the modification or alteration of any constructed *blanket electric energy distribution and telecommunication facilities* shall be borne by Grantor.

Dated 4-1-13

WAYNE G. HODGE and SHIRLEY L. HODGE, as Co-Trustees of the Wayne G. and Shirley L. Hodge Family Trust, u/d/t dated May 15, 2006


WAYNE G. HODGE, Co-Trustee


SHIRLEY L. HODGE, Co-Trustee



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State of California

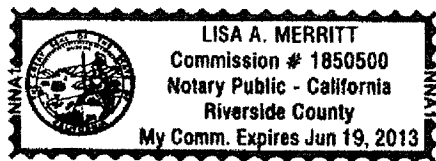
County of Riverside } ss

On April 1, 2013, before me, Lisa A Merritt,
notary public, personally appeared, Wayne G. Hodge and
Shirley R Hodge

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Lisa A Merritt
Notary Signature

**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, a California charter city and 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 06, 2005 and the grantee
consents to recordation thereof by its duly authorized officer.

Dated 4-3-13

CITY OF RIVERSIDE
By [Signature]
David Welch
Real Property Services Manager

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY [Signature]
Deputy City Attorney

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Exhibit "A"

Public Utility Easement for APN 209-033-048

Parcel 1 of that certain Certificate of Compliance Project no. PMW-C-57-767, in the City of Riverside, County of Riverside, State of California, recorded March 8, 1990 as Instrument No. 085485 of Official Records of said Riverside County;

Excepting therefrom those portions of Lots 22 and 23 of Glendora Tract, in the City of Riverside, County of Riverside, State of California, as shown by map on file in Book 8 of Maps, Page 25 thereof, Records of Riverside County, California, more particularly described as follows:

Commencing at the most southerly corner of said lot 22;

Thence, North 60°54'34" West, along the Southwesterly line of said lot 22, a distance of 82.92 feet to a point being located South 60°54'34" East, a distance of 1.38 feet along the last mentioned Southwesterly line, from the Southwesterly corner of said lot 22, said point also being the Southeasterly corner of that parcel conveyed to the City of Riverside by Deed recorded November 4, 1966 as Instrument No. 108434, of Official Records of said Riverside County; said point also being the True Point of Beginning;

Thence, North 07°13'29" East, along the Easterly line of the last mentioned parcel conveyed to the City of Riverside, a distance of 68.35 feet to a point on the Northeasterly line of said lot 22, said point being the Southeasterly corner of that parcel conveyed to the City of Riverside by Deed recorded November 4, 1966 as Instrument No. 108432, of Official Records of said Riverside County;

Thence, continuing North 07°13'29" East, along the Easterly line of the last mentioned parcel conveyed to the City of Riverside, a distance of 58.64 feet to a point on the Northeasterly line of said lot 23; said point being the Northeasterly corner of that parcel conveyed to the City of Riverside by deed recorded November 4, 1966 as Instrument No. 108432, of Official Records of said Riverside County;

Thence, South 60°54'34" East, along the Northeasterly line of said lot 23, a distance of 5.38 feet;

Thence, South 06°44'00" West, a distance of 10.05 feet to the beginning of a tangent curve, concave Easterly, having a radius of 950.00 feet

Thence, Southerly, along said curve, through a central angle of 2°34'00", an arc distance of 42.56 feet to a line which is parallel with and distant 44.50 feet Easterly, as measured at right angles from the centerline of Main Street;

Thence, South 04°10'00" West, along last mentioned parallel line, a distance of 76.77 feet to the Southeasterly line of said lot 22;

Thence, North 60°54'34" West, along the Southwesterly line of said lot 22, a distance of 11.30 feet to the True Point of Beginning;

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Also excepting therefrom those portions of Lots 25 and 26, inclusive, of Glendora Tract, in the City of Riverside, County of Riverside, State of California, as shown by map on file in Book 8 of Maps, Page 25 thereof, Records of Riverside County, California, more particularly described as follows:

Beginning at the most northerly corner of said lot 26;

Thence North 60°54'34" West, along the Northeasterly line of said Lot 25, a distance of 29.00 feet to the most Easterly corner of that parcel conveyed to the City of Riverside by deed recorded February 24, 1978 as Instrument No. 35840, of Official Records of said Riverside County;

Thence, South 29°05'26" West, along the Southeasterly line of said parcel conveyed to the City of Riverside, a distance of 8.00 feet to the Southwesterly line of said parcel conveyed to the City of Riverside; said Southwesterly line being parallel with and distant 33.00 feet Southwesterly, as measured at right angles, from the centerline of Strong Street;

Thence, South 60°54'34" East, along last mentioned parallel line, a distance of 64.32 feet to the Southeasterly line of said Parcel 1;

Thence, North 33°54'56" East, along the Southeasterly line of said Parcel 1, a distance of 8.03 feet to a point on the Northeasterly line of said Lot 26, last mentioned point being South 60°54'34" East, a distance of 36.00 feet thereon from said most Northerly corner of said Lot 26;

Thence North 60°54'34" West along last mentioned Northeasterly line, a distance of 36.00 feet to the Point of Beginning;

Also excepting therefrom that portion of Lot 25 of Glendora Tract, in the City of Riverside, County of Riverside, State of California, as shown by map on file in Book 8 of Maps, Page 25 thereof, Records of Riverside County, California, more particularly described as follows:

Commencing at the most Southerly corner of said Lot 25;

Thence, North 60°54'34" West, along the most Southwesterly line of said Lot 25, a distance of 40.33 feet to the True Point of Beginning;

Thence continuing, North 60°54'34" West, along the most Southwesterly line of said Lot 25, a distance of 33.49 feet;

Thence, North 74°05'26" East, a distance of 6.10 feet to a line parallel with and distant 4.31 feet Northeasterly from said Southwesterly line;



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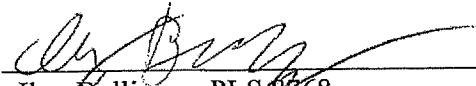
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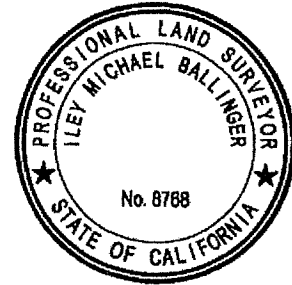
Thence, South 60°54'34" East, along said parallel line, a distance of 24.86 feet;

Thence, South 15°54'34" East, a distance of 6.10 feet to the True Point of Beginning.

Containing 43,824 square feet or 1.006 acres, more or less.

End of Description

 3-28-13
Iley Ballinger, PLS 8768 Date:
Expires: December 31, 2014



DESCRIPTION APPROVAL:

BY:  3/29/2013
DATE
FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR



EXHIBIT "B" – PUBLIC UTILITY EASEMENT FOR APN 209-033-048



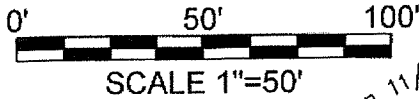
Curve Data

①

R=1000.00'
Δ=2°34'00"
L=44.80'
T=22.40'

Previously dedicated on 12/16/66
as Inst. No. 120383 of Official Records

Previously dedicated on 4/7/78
as Inst. No. 67489 of Official Records
N60°44'00"E 78.01'



Previously dedicated on 11/4/66 as
Inst. No. 108432 of Official Records
Previously dedicated on 11/4/66
as Inst. No. 108434 of Official Records
N04°10'00"E
Monument C/L
35.50'

MAIN STREET
N7°13'29"E
58.64'

D=2°34'00"
R=950.00'
L=42.56'

Legend

- MOST NORTHERLY CORNER OF LOT 26 OF MAP OF GLENDORA TRACT
- MOST SOUTHERLY CORNER OF LOT 22 OF MAP OF GLENDORA TRACT
- ◆ MOST SOUTHERLY CORNER OF LOT 25 OF MAP OF GLENDORA TRACT
- AREA DEDICATED TO THE CITY OF RIVERSIDE FOR STREET PURPOSES BY SEPARATE DOCUMENT
- AREA OF EASEMENT TO BE GRANTED TO THE CITY OF RIVERSIDE FOR PUBLIC UTILITY PURPOSES.

43,949± S.F.



Portion of Lot 26
Map of Glendora
Tract
APN 209-033-015

Portion of Lot 26
Map of Glendora
Tract
APN 209-033-049

APN 209-033-008
Lot 21
Map of Glendora
Tract

Lot 22
Map of Glendora
Tract

Lot 23
Map of Glendora
Tract

Lot 24
Map of Glendora
Tract

Glendora Tract
Bk. 8 of Maps
Pg. 25, R.C.R.

APN 209-033-048
PORTION OF PARCEL 1 OF PMW-C-57-767
DOC. NO. 90-085485, O.R.R.C.

Lot 25
Map of Glendora
Tract

Portion of Lot 26
Map of Glendora
Tract

Previously dedicated on 2/24/78
as Inst. No. 35840 of Official Records

STRONG STREET

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LARS ANDERSEN & ASSOCIATES, INC
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS

WWW.LARSANDERSEN.COM 559-276-2790 FAX 559-276-0850

JOB NO: 12108.00
DR. BY: IMB
CH. BY: IMB
DATE: 03/28/13
SCALE: 1"=50'

SHEET NO. 1
OF 1 SHEET

16869