

DOC # 2013-0355764

07/24/2013 08:46A Fee:NC

Page 1 of 9

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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			9						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
nehace						T:	CTY	UNI	002

FOR RECORDER'S OFFICE USE ONLY

Project: P12-0352
APN: 291-070-018 & 026
Address: 6261 Box Springs Blvd.

D- 16902



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **NEK Properties, Inc., a California corporation** as Grantor(s), grant(s) 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 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 _____

**NEK Properties, Inc.,
a California corporation**

By: _____

By:  _____

Print Name: _____

Print Name: KENNETH P. PHILLIPS

Title: _____

Title: President



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

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

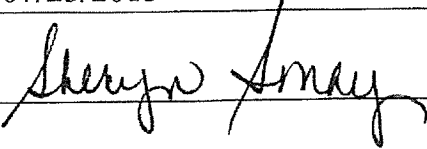
www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

Kenneth P. Phillips
President

Date: 07/23/2013
Signature: 
Print Name: Sheryn Smay

State of California

County of Riverside } ss

On April 25, 2013, before me, Camille D. Meldrum,
notary public, personally appeared, Kenneth Paul Phillips

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.

Camille D. Meldrum
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 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

DATED 5-7-13

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services Manager

APPROVED AS TO FORM


SUPERVISING DEPUTY CITY ATTORNEY

Exhibit A
LLA P12-0352
BLANKET P.U.E.

Parcel A

In the City of Riverside, County of Riverside, State of California:

Being a portion of Lot 18 of Tract No. Twelve, per map recorded in Book 10, pages 7 and 8 of Maps, records of said Riverside County, and a portion of that certain 20.00 foot wide road abandoned by the Riverside County Board of Supervisors per document recorded July 16, 1974 as Instrument No. 89112 of Official Records, described as follows:

Commencing at the southwesterly corner of Parcel 2, Parcel Map No. 6631 per map recorded in Book 21, pages 18 and 19 of Parcel Maps, records of said Riverside County;

Thence South $0^{\circ}33'20''$ East along the westerly line of said 20.00 foot wide road abandoned, a distance of 80.00 feet to the **True Point of Beginning**;

Thence North $89^{\circ}34'20''$ East, parallel with the southerly line of said Parcel 2 and the easterly prolongation thereof, a distance of 496.29 feet to a point in the westerly line of Box Springs Boulevard as shown on Tract No. 4510-1, per map recorded in Book 72, pages 94 through 96, inclusive of Maps, records of said Riverside County, said point being in a curve, concave southeasterly and having a radius of 344.00 feet, a radial line to said point bears North $66^{\circ}19'55''$ West;

Thence the following three (3) courses along the westerly line of said Box Springs Boulevard;

Thence southerly along said curve, through a central angle of $24^{\circ}13'25''$, an arc length of 145.44 feet;

Thence tangent to last said curve, South $0^{\circ}33'20''$ East a distance of 339.94 feet to the beginning of a tangent curve, concave northeasterly and having a radius of 344.00 feet;

Thence southerly along said curve, through a central angle of $6^{\circ}29'08''$, an arc length of 38.94 feet to the northerly line Parcel Map No. 6025, per map recorded in Book 15, page 22 of Maps, records of said Riverside County;

Thence non-tangent to last said curve, South $89^{\circ}34'20''$ West along said northerly line, a distance of 468.20 feet to the aforementioned westerly line of said 20.00 foot wide road abandoned;

Thence North $0^{\circ}33'20''$ West along said westerly line, a distance of 520.00 feet to the **True Point of Beginning**.

Containing 5.60 acres, more or less.

16902

Parcel B

In the City of Riverside, County of Riverside, State of California:

Being a portion of Lot 18 of Tract No. Twelve, per map recorded in Book 10, pages 7 and 8 of Maps, records of said Riverside County, and a portion of that certain 20.00 foot wide road abandoned by the Riverside County Board of Supervisors per document recorded July 16, 1974 as Instrument No. 89112 of Official Records, together with Parcel 2 of Parcel Map No. 6631, per map recorded in Book 21, pages 18 and 19 of Parcels Maps, records of said Riverside County described as follows:

Commencing at the southwesterly corner of said Parcel 2;

Thence South $0^{\circ}33'20''$ East along the westerly line of said 20.00 foot wide road abandoned, a distance of 80.00 feet to the **True Point of Beginning**;

Thence North $89^{\circ}34'20''$ East, parallel with the southerly line of said Parcel 2 and the easterly prolongation thereof, a distance of 496.29 feet to a point in the westerly line of Box Springs Boulevard as shown on Tract No. 4510-1, per map recorded in Book 72, pages 94 through 96, inclusive of Maps, records of said Riverside County, said point being in a curve, concave southeasterly and having a radius of 344.00 feet, a radial line to said point bears North $66^{\circ}19'55''$ West;

Thence along the lines of said Parcel 2 the following seven (7) courses:

Thence northeasterly along said curve, through a central angle of $29^{\circ}10'57''$, an arc length of 175.21 feet;

Thence tangent to last said curve, North $52^{\circ}51'02''$ East, a distance of 89.44 feet;

Thence North $1^{\circ}13'16''$ West, a distance of 27.17 feet to a point in a non-tangent curve, concave northeasterly and having a radius of 952.76 feet, a radial line to said point bears South $56^{\circ}49'22''$ West;

Thence northwesterly along said curve, through a central angle of $5^{\circ}58'08''$, an arc length of 99.26 feet;

Thence tangent to last said curve, North $27^{\circ}12'30''$ West, a distance of 44.74 feet;

Thence South $89^{\circ}34'20''$ West, a distance of 607.29 feet;

Thence South $0^{\circ}33'20''$ East along the westerly line of said parcel 2 and the westerly line of said 20.00 foot wide road abandoned, a distance of 342.00 feet to the **True Point of Beginning**.

Containing 4.74 acres, more or less.

16902

Prepared by me or under my direction

Gordon D Edwards

Date 12-18-2012

Gordon D Edwards, PLS 6678

Expiration 6-30-2014



DESCRIPTION APPROVAL

BY: [Signature] 12/20/12
DATE

FOR: MARK S. BROWN
CITY SURVEYOR

16902

EXHIBIT B
LLA P12-0352

SHEET 1 OF 1

TRACT NO. TWELVE
POR. LOT 17

PARCEL 1
PM NO. 6631 PMB 21 / 18-19

PM NO. 6631 PMB 21 / 18-19

PARCEL 2

B
4.74 ACRES

BLANKET P.U.E.

POC
SW'LY COR PARCEL 2, PM
NO. 6631, PMB 21 / 18-19

342.00'
N00°33'20"W

80.00'

TPOB

N89°34'20"E 496.29'

N66°19'55"W(R)

20' WIDE ROAD ABANDONED PER
INST NO. 89112, JULY 16, 1974

TRACT NO. TWELVE
MB 10 / 7-8
POR. LOT 18

A
5.60 ACRES

BLANKET P.U.E.

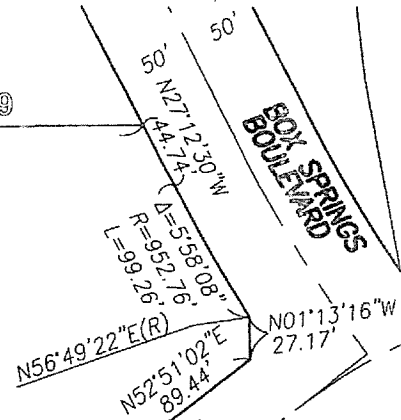
N00°33'20"W 520.00'

N'LY LINE PM NO. 6025,
PMB 15/22
N89°34'20"E 468.20'

$\Delta=6^{\circ}29'08''$
 $R=344.00'$
 $L=38.94'$

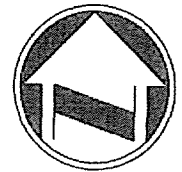
PM NO. 6025 PMB 15 / 22

N82°57'32"E(R)



TRACT NO. 4510-1
MB 72 / 94-96

W'LY LINE BOX SPRINGS BL
PER TRACT NO. 4510-1



LEGEND:

- NEW ADJUSTED LOT LINE
- EXISTING LOT LINES TO REMAIN
- LOT LINE ELIMINATED

PLAT PREPARED BY:

adkan ENGINEERS
Civil Engineering · Surveying · Planning

6879 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 · Fax: (951) 688-0599

SCALE: 1" = 120'

JOB NO. 8138

DATE: 11-14-2012

CLIENT: TR DESIGN

APPROVED BY:

Gordon D. Edwards

GORDON D EDWARDS, PLS 6678

PARCEL 2, PM NO. 6631 PER PMB
21/18-19 AND A PORTION OF LOT 18,
TRACT NO. TWELVE PER MB 10/7-8
RECORDS OF RIVERSIDE COUNTY

16902