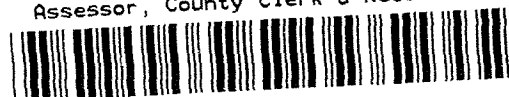


100

When recorded mail to:

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

DOC # 2013-0551400
11/22/2013 08:47A Fee:NC
Page 1 of 8
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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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FOR RECORDER'S OFFICE USE ONLY

Project: Tract 34059-1 Offsite Esmts.
Por. APN: 245-060-049
Address: 1503 Heather Lane

D- 16958



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Linden Stevens, a single man and Dina Rincon, a single woman, as joint tenants**, 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 ingress and egress of emergency vehicles and public utilities, including but not limited to 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.

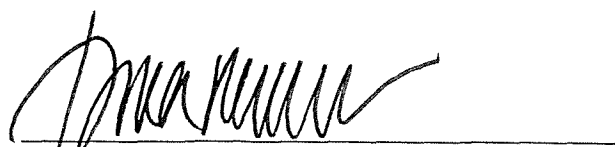
TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons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

D-16958

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.

Date: 8-3-13


Linden Stevens


Dina Rincon



State of California

County of Riverside } ss

On August 3rd, 2013, before me, Melissa Lazio,

notary public, personally appeared, Linda Stevens;

Dina Rincon,

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.

Melissa Lazio
Notary Signature

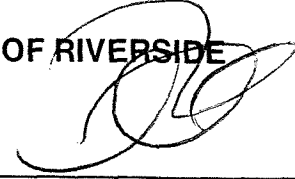


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11/22/2013 08:47A
3 of 8

**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 11-5-13

CITY OF RIVERSIDE


By: _____
David Welch
Real Property Services Manager

**APPROVED AS TO FORM
CITY ATTORNEYS OFFICE**


BY  _____
Deputy City Attorney



EXHIBIT A

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

Those portions of Parcels 1 and 2 of Parcel Map No. 31187, as shown by map on file in Book 217, pages 53 through 56 inclusive of Parcel Maps, records of said Riverside County, also being a portion of Lot Line Adjustment No. LL-P07-0798, per document recorded March 3, 2009 as Instrument No. 2009-0102144 of Official Records described as Parcels below;

Parcel A

Commencing at the most northeasterly corner of Lot A of said Parcel Map, said corner being a point in the southerly line of Heather Lane as shown thereon;

Thence South 63°36'49" East along the northeasterly line thereof, a distance of 170.00 feet to the **True Point of Beginning**, said point being the beginning of a non-tangent curve, concave northeasterly and having a radius of 222.00 feet, a radial line to said point bears South 43°12'20" West;

Thence southeasterly along said curve through a central angle of 17°46'51", an arc length of 68.89 feet;

Thence tangent to last said curve, South 64°34'31" West, a distance of 459.97 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 478.00 feet;

Thence southeasterly along said curve through a central angle of 2°35'49", an arc length of 21.66 feet to a point in the aforesaid northeasterly line of said Parcels 1 and 2, said point being hereinafter referred to as **Point A**;

Thence non-tangent to last said curve, along said northeasterly line North 55°47'03" West, a distance of 13.75 feet to an angle point therein;

Thence continuing along said northeasterly line North 63°36'49" West, a distance of 535.90 feet to the **True Point of Beginning**.

Containing 3,047 square feet, more or less.

Parcel B

Commencing at **Point A**, described above;

Thence South 55°47'03" East along the northeasterly line of Parcel 2 of said Parcel Map No. 31187, a distance of 103.15 feet to the **True Point of Beginning**, said point being the beginning of a non-tangent



curve, concave southwesterly and having a radius of 478.00 feet, a radial line to said point bears North 40°24'36" East;

Thence southeasterly along said curve through a central angle of 34°29'52", an arc length of 287.80 feet;

Thence tangent to last said curve South 15°05'32" East, a distance of 184.47 feet to the beginning of a tangent curve, concave northeasterly and having a radius of 322.00 feet;

Thence southeasterly along said curve through a central angle of 18°33'01", an arc length of 104.25 feet to the aforesaid northeasterly line of Parcel 2;

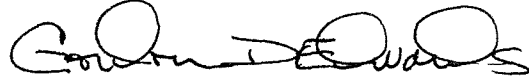
Thence non-tangent to last said curve, North 5°15'20" West, a distance of 109.69 feet to an angle point therein;

Thence continuing along said northeasterly line, North 21°53'50" West, a distance of 363.16 feet to an angle point therein;

Thence continuing along said southwesterly line, North 55°47'03" West, a distance of 117.32 feet to the **True Point of Beginning**.

Containing 10,509 square feet, more or less.

Prepared by me or under my direction



Gordon D Edwards
Expiration 6-30-2014



DESCRIPTION APPROVAL:

BY:  4/30/13
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

Sheet 2 of 2

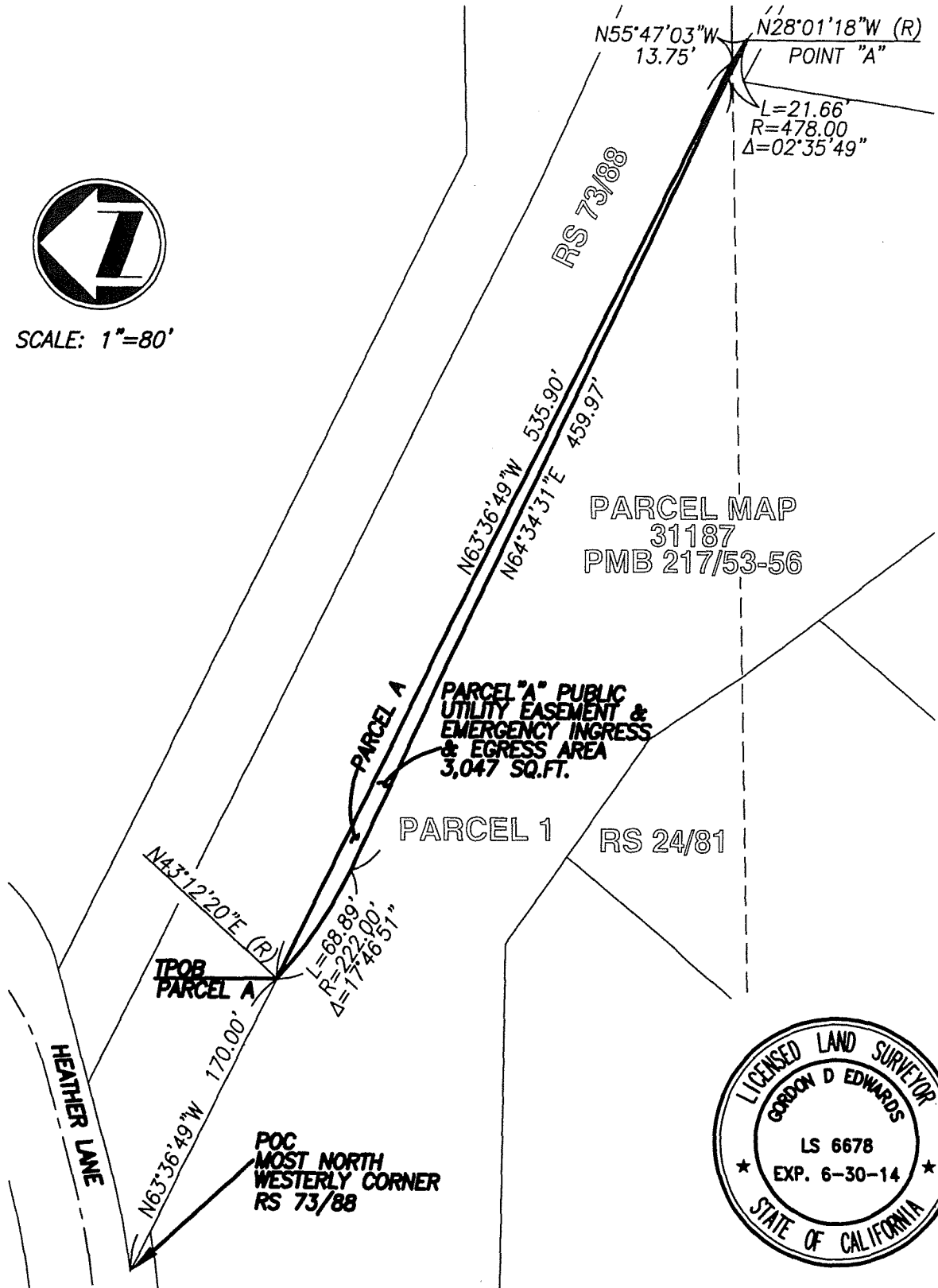


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6 of 8

D-16958



SCALE: 1"=80'



PREPARED BY:

adkan
ENGINEERS
 Civil Engineering · Surveying · Planning
 6820 Airport Drive, Riverside, CA 92504
 Tel:(951) 688-0241 · Fax:(951) 688-0599

JOB NO. 6850

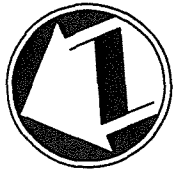
04-24-2013

FRUCIANO D-16958

APPROVED BY:

GORDON D EDWARDS, PLS 6678

PORTION OF
 PARCEL 2
 RS 20/77
 RIVERSIDE COUNTY, CA.



SCALE: 1"=80'

**PARCEL "B" PUBLIC UTILITY
EASEMENT & EMERGENCY
INGRESS & EGRESS
AREA 10,509 SQ.FT.**

RS 73/88

PARCEL B

PARCEL 2

PARCEL MAP
31187
PMB 217/53-56

L=104.25'
R=322.00
Δ=18°33'01"

N56°21'27"E (R)
N05°15'20"W
109.69'

N21°53'50"W 363.16'
Δ=34°29'52"

N15°05'32"W 184.47'

N55°47'03"W
117.32'
L=287.80'

R=478.00'

N40°24'36"E (R)
TPOB PARCEL B

N55°47'03"W
103.15'

N55°47'03"W
13.75'

N28°01'18"W (R)
POINT "A"
L=21.66'
R=478.00'
Δ=02°35'49"

PARCEL 1

SEE SHEET 1 OF 2

D-16958

PREPARED BY:

adkan
ENGINEERS

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