

2016-0225724

06/02/2016 10:36 AM Fee: \$ 0.00

Page 1 of 11

Recorded in Official Records
County of Riverside
Peter Aldana
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 §103)

155					R	A	Exam: 110		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
11									
SIZE	NCOR	SMF	NCHGT:			NR 142 CC			

FOR RECORDER'S OFFICE USE ONLY

Project: Canyon Crest HMPE Replacement
Por. APNS: 254-181-001 & 014
Address: 5475 Canyon Crest Drive

D- 17311

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CENTRAL CANYON, LP, a California limited partnership as Grantor, grants to the CITY OF RIVERSIDE, a California charter city and municipal, 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.

CENTRAL CANYON, LP,
a California limited partnership

By: Abastis LLC, a California limited liability
company, its general partner

Date: 5/17/16

By: 
Name: Greg L. Taber
Its: Manager

CERTIFICATE OF ACCEPTANCE
(Government Code Section §21027)

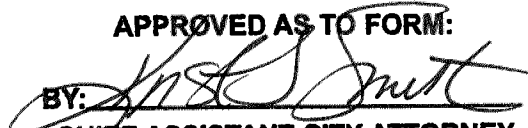
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a California charter city and municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 21027 of said City Council adopted September 6, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

DATED June 1, 2016

CITY OF RIVERSIDE

By: 
David Welch,
Real Property Services Manager

APPROVED AS TO FORM:

BY: 
CHIEF ASSISTANT CITY ATTORNEY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)
On 5/17/16 before me, Lisa Andresen, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Greg L. Taber
Name(s) of Signer(s)

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.

Signature Lisa Andresen
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer -- Title(s): _____ Corporate Officer -- Title(s): _____
 Partner -- Limited General Partner -- Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer Is Representing: _____ Signer Is Representing: _____

EXHIBIT "A"

**POR. APN: 254-181-001 & 014
Electric Energy Distribution
and Telecommunication Facilities Easement**

That certain real property in the City of Riverside, County of Riverside, State of California described as follows:

Parcel "A"

That portion of Parcel 2 of Parcel Map 7702 on file in Book 26 of Parcel Maps at Page 90 thereof, Records of Riverside County, California, lying within a strip of land 5.00 feet in width, the centerline being described as follows:

Commencing at the most Southerly corner of Parcel 1 of said Parcel Map 7702, said corner also being the most Easterly corner of Lot 86 of Tract 3164 on file in Book 54 of Maps at Pages 46 through 48 thereof, Records of Riverside County, California;

Thence Northeasterly along the Southeasterly line of said Parcel 1 and said Parcel 2 on a non-tangent curve concave Northwesterly, having a radius of 1945.00 feet, through an angle of 04°47'49", an arc length of 162.84 feet (the initial radial line bears S.72°42'52"E.) to the Point of Beginning of said centerline description;

Thence N.66°03'43"W., a distance of 78.00 feet to a point hereinafter referred to as Point "A";

Thence continuing N.66°03'43"W., a distance of 83.00 feet to a point hereinafter referred to as Point "B", said point being the termination of said centerline description;

The sidelines of said strip of land 5.00 feet in width shall be prolonged or shortened to terminate Easterly in the Southeasterly line of said Parcel 2;

TOGETHER WITH that portion of said Parcel 2, lying within a strip of land 5.00 feet in width, the centerline being described as follows:

Beginning at the herein before mentioned Point "A";

Thence N.06°19'42"E., a distance of 117.00 feet to a point hereinafter referred to as Point "C", said point being the termination of said centerline description;

ALSO TOGETHER WITH that portion of said Parcel 2, lying within a strip of land 15.00 feet in width, the centerline being described as follows:

Commencing at the herein before mentioned Point "B";

Thence S.23°56'17"W., a distance of 5.00 feet to the Point of Beginning of said centerline description;

Thence N.66°03'43"W., a distance of 31.00 feet to the termination of said centerline description;

ALSO TOGETHER WITH that portion of said Parcel 2, lying within a strip of land 9.00 feet in width, the centerline being described as follows:

Commencing at the herein before mentioned Point "C";

Thence N.83°40'18"W., a distance of 0.50 feet to the Point of Beginning of said centerline description;

Thence N.06°19'42"E., a distance of 13.00 feet to the termination of said centerline description.

The above described parcel of land contains 1,959 square feet, more or less.

Parcel "B"

That portion of Parcel 1 of Parcel Map 7702 on file in Book 26 of Parcel Maps at Page 90 thereof, Records of Riverside County, California, lying within a strip of land 5.00 feet in width, the centerline being described as follows:

Commencing at the most Southerly corner of said Parcel 1, said corner also being the most Easterly corner of Lot 86 of Tract 3164 on file in Book 54 of Maps at Pages 46 through 48 thereof, Records of Riverside County, California;

Thence N.65°49'45"W. along the Southwesterly line of said Parcel 1, a distance of 370.72 feet to the Point of Beginning of said centerline description;

Thence N.24°10'15"E., a distance of 54.00 feet to a point hereinafter referred to as Point "A", said point being the termination of said centerline description;

The sidelines of said strip of land 5.00 feet in width shall be prolonged or shortened to terminate Southwesterly in the Southwesterly line of said Parcel 1;

TOGETHER WITH that portion of said Parcel 1, lying within a strip of land 9.00 feet in width, the centerline being described as follows:

Commencing at the herein before mentioned Point "A";

Thence S.65°49'45"E., a distance of 2.25 feet to the Point of Beginning of said centerline description;

Thence N.24°10'15"E., a distance of 13.00 feet to the termination of said centerline description.

The above described parcel of land contains 387 square feet, more or less.

Parcel "C"

That portion of Parcel 1 of Parcel Map 7702 on file in Book 26 of Parcel Maps at Page 90 thereof, Records of Riverside County, California, lying within a strip of land 8.00 feet in width, the centerline being described as follows:

Commencing at the Southeast corner of Lot 94 of Tract 3164 on file in Book 54 of Maps at Pages 46 through 48 thereof, Records of Riverside County, California;

Thence S.08°54'35"E. along the Southwesterly line of said Parcel 1, a distance of 122.00 feet to the Point of Beginning of said centerline description;

Thence N.81°05'25"E., a distance of 11.00 feet to the termination of said centerline description;

The sidelines of said strip of land 8.00 feet in width shall be prolonged or shortened to terminate Westerly in the Westerly line of said Parcel 1.

The above described parcel of land contains 88 square feet, more or less.

Parcel "D"

That portion of Parcel 1 of Parcel Map 7702 on file in Book 26 of Parcel Maps at Page 90 thereof, Records of Riverside County, California, lying within a strip of land 5.00 feet in width, the centerline being described as follows:

Commencing at the Southeast corner of Lot 94 of Tract 3164 on file in Book 54 of Maps at Pages 46 through 48 thereof, Records of Riverside County, California;

Thence S.08°54'35"E. along the Westerly line of said Parcel 1, a distance of 5.00 feet to the Point of Beginning of said centerline description;

Thence N.80°20'21"E., a distance of 261.00 feet to a point hereinafter referred to as Point "A";

Thence continuing N.80°20'21"E., a distance of 18.00 feet;

Thence S.54°39'39"E., a distance of 14.00 feet;

Thence S.09°39'39"E., a distance of 38.00 feet to the termination of said centerline description;

The sidelines of said strip of land 5.00 feet in width shall be prolonged or shortened to terminate Westerly in the Westerly line of said Parcel 1;

TOGETHER WITH that portion of said Parcel 1, lying within a strip of land 7.00 feet in width, the centerline being described as follows:

Beginning at the herein before mentioned Point "A";

Thence N.09°11'21"W., a distance of 19.00 feet to a point hereinafter referred to as Point "B", said point being the termination of said centerline description;

ALSO TOGETHER WITH that portion of said Parcel 1, lying within a strip of land 5.00 feet in width, the centerline being described as follows:

Commencing at the herein before mentioned Point "B";

Thence S.32°38'42"E., a distance of 1.08 feet to the Point of Beginning of said centerline description;

Thence N.32°38'42"W., a distance of 13.08 feet to the termination of said centerline description.

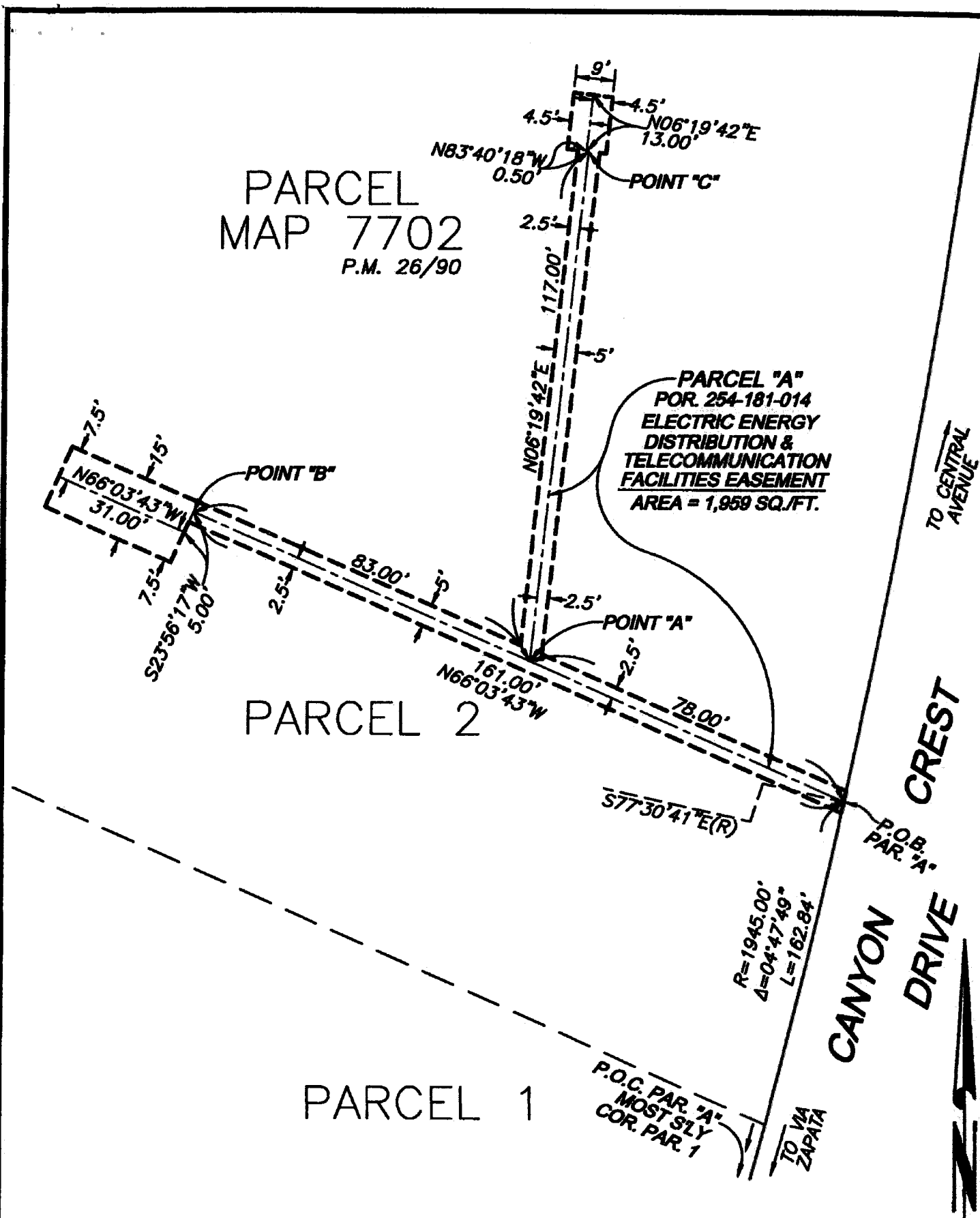
The above described parcel of land contains 1,830 square feet, more or less.

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

Curtis C. Stephens 6/15/14 Prep. E.V.
Curtis C. Stephens, L.S. 7519 Date



PARCEL
MAP 7702
P.M. 26/90



• CITY OF RIVERSIDE, CALIFORNIA •

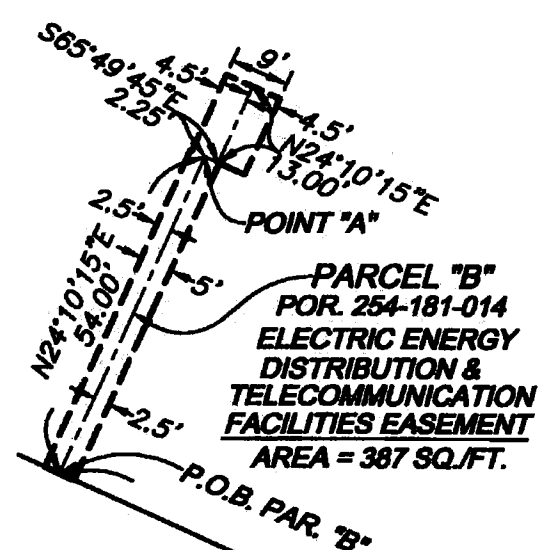
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 4

SCALE: 1"=30'

DRAWN BY: EV DATE: 3/17/14

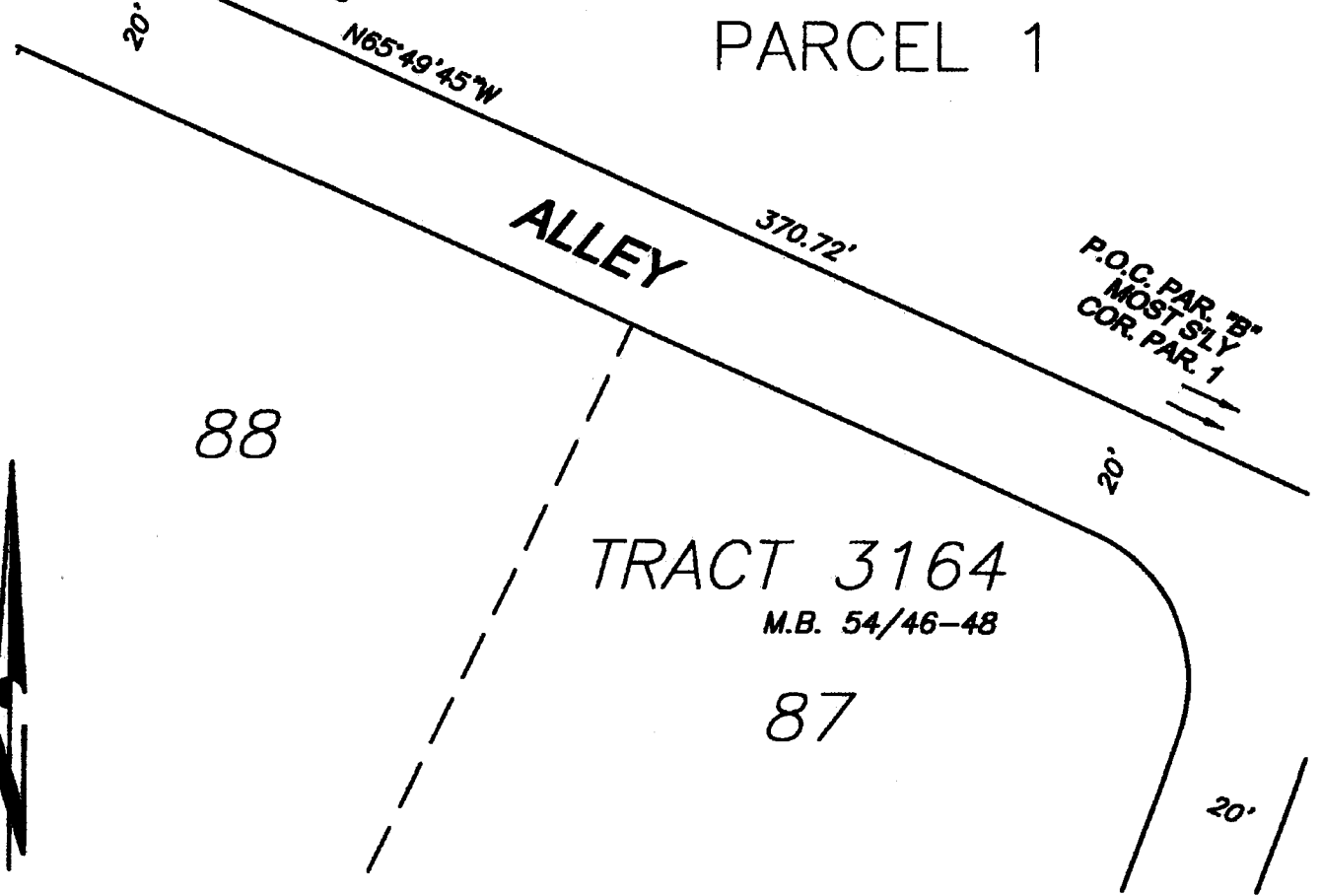
SUBJECT: CANYON CREST HMPE REPLACEMENT



PARCEL 2

PARCEL MAP 7702
P.M. 26/90

PARCEL 1



• CITY OF RIVERSIDE, CALIFORNIA •

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 2 OF 4

SCALE: 1"=30' DRAWN BY: EV DATE: 3/17/14 SUBJECT: CANYON CREST HMPE REPLACEMENT

93

S08°54'35"E
122.00'

P.O.B. PAR. "C"

N81°05'25"E
11.00'

PARCEL "C"
POR. 254-181-001
**ELECTRIC ENERGY
DISTRIBUTION &
TELECOMMUNICATION
FACILITIES EASEMENT**
AREA = 88 SQ./FT.

20'

PARCEL MAP 7702
P.M. 26/90

PARCEL 1

ALLEY

92

TRACT 3164

M.B. 54/46-48

20'

91

• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 3 OF 4

SCALE: 1"=30'

DRAWN BY: EV

DATE: 3/17/14

SUBJECT: CANYON CREST HMPE REPLACEMENT

TRACT 3164

M.B. 54/46-48

RECEIVED

94

City of Riverside
City Clerk's Office

TO CENTRAL AVENUE
VIA ZAPATA
TO CANYON CREST DRIVE

ALLEY

93

P.O.C.
PAR. "C" &
PAR. "D"

5.00'
P.O.B. PAR. "D"

261.00'
N80°20'21"E
279.00'

20'
S08°54'35"E
122.00'



PARCEL MAP 7702

P.M. 26/90

POINT "B"

N09°11'21"W
19.00'

2.5'
2.5'

N32°38'42"W
13.08'

1.08'

3.5'

3.5'

18.00'

S54°39'39"E
14.00'

261.00'

279.00'
N80°20'21"E

POINT "A"

PARCEL "D"
POR. 254-181-001 & -014
**ELECTRIC ENERGY
DISTRIBUTION &
TELECOMMUNICATION
FACILITIES EASEMENT**
AREA = 1,830 SQ./FT.

S09°39'39"E
38.00'

2.5'
2.5'

PARCEL 1

• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 4 OF 4

SCALE: 1"=30'

DRAWN BY: EV

DATE: 3/17/14

SUBJECT: CANYON CREST HMPE REPLACEMENT