

Recording Requested by:

ORANGE COAST TITLE CO.

When recorded mail to:

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

DOC # 2020-0280415

06/29/2020 05:00 PM Fees: \$0.00

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Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

**This document was electronically submitted
to the County of Riverside for recording**
Received by: TAMMIE #535

FREE RECORDING

This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code §6103)

FOR RECORDER'S OFFICE USE ONLY

Project: Riverside Transmission Reliability Project
Public Utilities Easement
Address: 7571 Arlington Avenue
Por. A.P.N.: 155-290-015 (Overhead Portion)
TRA NO. 009-065

Documentary Transfer Tax \$0.00

D-THE CONVEYANCE IS TO A GOVERNMENT
ENTITY OR POLITICAL SUBDIVISION.
R & T CODE 11922.

EASEMENT

D- 17585

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Richard Fredrick Lueras and Janet Kay Rehnblom-Lueras, Trustees of the Richard and Janet Lueras Revocable Trust**, 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 **Electric Energy Distribution and Transmission Facilities and Telecommunication Facilities**, together with all necessary appurtenances over that certain real property described in ^{Sec} **EXHIBIT "A"** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Further, Grantors shall not erect, place, construct, nor permit to be erected, placed or constructed any structures or modifications to existing structures above the finished height of any structures existing as of the date of recordation of this easement. This height restriction is made supplemental to existing city of Riverside building code regarding setbacks, and permanent future construction of additions to existing structures and is hereby imposed on said Easement.

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, except for those structures existing as of the date of recordation of this

easement, to enter upon and to pass and repass over and along said real property 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 Transmission Facilities and Telecommunication Facilities** .

Date: 7-24-2020

Richard Fredrick Lueras and Janet Kay Rehnblom-Lueras, Trustees of the Richard and Janet Lueras Revocable Trust



Richard Fredrick Lueras - Trustee



Janet Kay Rehnblom-Lueras - Trustee

ACKNOWLEDGMENT

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 } ss

On January 24, 2020, before me, Teresa Sophia Maryanski,
notary public, personally appeared, Richard Fredrick Lveras and
Janet Kay Rehnblom-Lveras

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]
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. 23439 of said City Council adopted May 14th, 2019, and the grantee consents to recordation thereof by its duly authorized officer.

DATED June 26, 2020

CITY OF RIVERSIDE
By: [Signature]
David Welch
Community & Economic
Development Director

APPROVED AS TO FORM:
BY: [Signature]
CHIEF ASSISTANT CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

Project: Riverside Transmission Reliability Project
Public Utilities Easement
Address: 7571 Arlington Avenue
Por. A.P.N.: 155-290-015 (Overhead Portion)

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

That portion of the Southeast quarter of Fractional Section 36, Township 2 South, Range 6 West, of the Rancho La Sierra, as shown by map on file in Book 6, Page 70 of Maps, Records of said Riverside County, described as follows:

PARCEL 1

COMMENCING at the Southeast corner of said Section 36, as said corner is shown by Record of Survey on file in Book 15, Page 39 of Records of Survey, Records of said Riverside County, said corner being shown as the intersection of the centerlines of Arlington Avenue and Van Buren Boulevard, by said Record of Survey;

Thence North 89°40' West, along the centerline of Arlington Avenue, 20 feet to an angle point therein;

Thence continuing along said centerline of Arlington Avenue, North 83°10' West, 99.88 feet, more or less, to an intersection with the southeasterly prolongation of the southwesterly line of that certain drainage right of way conveyed to the City of Riverside by deed recorded April 19, 1910, in Book 304, Page 103, et seq., of Deeds, records of said Riverside county;

Thence leaving said centerline of Arlington Avenue, North 27°38'20" West, (formerly recorded North 28°00' West) along said south prolongation of the southwesterly line of said drainage right of way, 36.39 feet to a point in a line that is parallel with and distant 30.00 feet northerly, as measured at right angles, from said centerline of Arlington Avenue;

Thence North 83°10' West, along said parallel line, a distance of 594.12 feet to an intersection with the southerly prolongation of the easterly line of that parcel of land described in Grant Deed to Leo. T. Lueras, et ux., by document recorded March 5, 1973 as Instrument No. 29209 of Official Records of said Riverside County, this point is hereinafter referred to as Point "A";

Thence continuing North 83°10' West, along said parallel line, a distance of 22.00 feet;

Thence North 6°50' East, at right angle to last described parallel line, a distance of 29.00 feet to the northeast corner of that certain Easement Document to the City of Riverside recorded June 17, 2015, as Document No. 2015-0258500 of Official Records of Riverside County, California and to the **POINT OF BEGINNING**;

Thence continuing North 6°50' East, a distance of 16.00 feet to a line that is parallel with and distant 75.00 feet northerly, as measured at right angles, from said centerline of Arlington Avenue;

Thence North 83°10' West, along said parallel line, a distance of 53.00 feet;

Thence South 6°50' West, at a right angle to said parallel line, a distance of 16.00 feet to the Northwest corner of said Easement to the City of Riverside;

Thence South 83°10' East along the north line of said Easement to the City of Riverside, a distance of 53.00 feet to the **POINT OF BEGINNING**.

Area – 848 S.F. more or less

PARCEL 2

COMMENCING at Point "A" hereinabove described;

Thence North 83°10' West, along said parallel line, a distance of 120.00 feet to an intersection with the southerly prolongation of the westerly line of that parcel of land described in Grant Deed to Leo. T. Lueras, et ux., by document recorded March 5, 1973 as Instrument No. 29209 of Official Records of said Riverside County,

Thence North 6°50' East, along said southerly prolongation and said westerly line, a distance of 29.00 feet to the northwest corner of Parcel 2 of that certain Easement Document to the City of Riverside recorded June 17, 2015, as Document No. 2015-0258499 of Official Records of Riverside County, California and to the **POINT OF BEGINNING**;

Thence continuing North 6°50' East, along said westerly line, a distance of 16.00 feet to a line that is parallel with and distant 75.00 feet northerly, as measured at right angles, from said centerline of Arlington Avenue;

Thence South 83°10' East, along said parallel line, a distance of 33.00 feet;

Thence at a right angle to said parallel line, South 6°50' West, a distance of 16.00 feet to the north line of said Parcel 2 of Easement to the City of Riverside;

Thence North 83°10' West along said north line of Parcel 2, a distance of 33.00 feet to the **POINT OF BEGINNING**.

Area – 528 S.F. 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 Prep. 5/22/19 
Curtis C. Stephens, L.S. 7519 Date





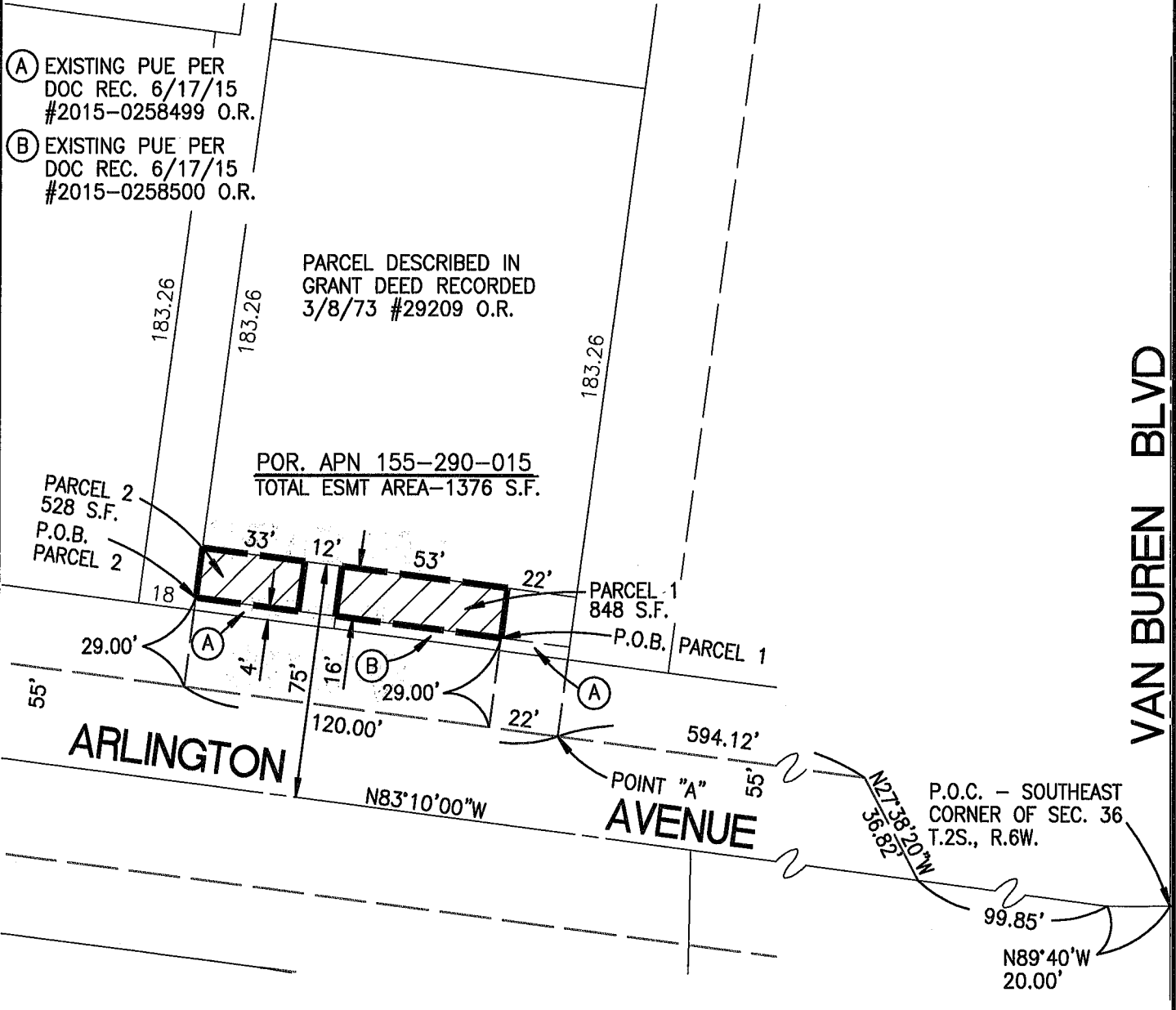
- (A) EXISTING PUE PER DOC REC. 6/17/15 #2015-0258499 O.R.
- (B) EXISTING PUE PER DOC REC. 6/17/15 #2015-0258500 O.R.

PARCEL DESCRIBED IN GRANT DEED RECORDED 3/8/73 #29209 O.R.

POR. APN 155-290-015
TOTAL ESMT AREA-1376 S.F.

PARCEL 2
528 S.F.
P.O.B.
PARCEL 2

PARCEL 1
848 S.F.
P.O.B.
PARCEL 1



VAN BUREN BLVD

• 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 1

SCALE: 1"=50'

DRAWN BY: CURT

DATE: 5/22/19

SUBJECT: APN 155-290-015 - 7571 ARLINGTON AVE-OH PUE