

Commonwealth Land Title Company

DOC # 2015-0097143

03/11/2015 02:06 PM Fees: \$27.00

Page 1 of 5

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

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

FREE RECORDING

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

9305286

FOR RECORDER'S OFFICE USE ONLY

Project: Riverside Transmission Reliability Project

APN: 234-160-057 (Portion) TRA 009-173 D-17154

TRANSFER TAX: 0

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, HYROSEN PROPERTIES, INC., a California Corporation, as Grantor, grants 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, in, under, upon, over and along that certain real property described in EXHIBIT "A" and depicted in EXHIBIT "B" 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 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: 2-11-15

HYROSEN PROPERTIES, INC., a California Corporation

By: Roy H. Nieman

By: _____

Printed: Roy H. Nieman

Printed: _____

Its: CFO

Its: _____

D-17154


Hyrosen Properties, Inc.
APN: 234-160-057 (Portion)

**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: March 4, 2015

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services Manager

APPROVED AS TO FORM

By: 
Supervising Deputy City Attorney

EXHIBIT "A"

Public Utility Easement
POR. A.P.N. 234-160-057

All that certain real property situated in the City of Riverside, County of Riverside, State of California, and is described as follows:

That portion of that certain parcel of land described in Certificate of Compliance for waiver of parcel map for a lot line adjustment by document recorded July 6, 1984, as Instrument No. 146841 of Official Records of Riverside County, California, described as follows:

BEGINNING at the most northerly corner of said parcel of land;

THENCE South 34°00'00" East, along the northeasterly line of said parcel of land, a distance of 7.68 feet;

THENCE South 56°17'26" West, a distance of 280.84 feet;

THENCE North 71°47'57" West, a distance of 7.91 feet to a point on the northwesterly line of said parcel of land;

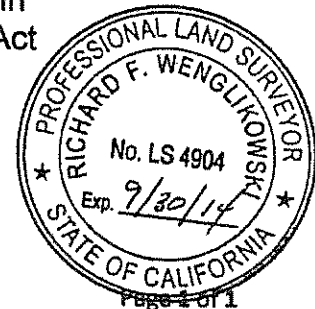
THENCE North 56°00'00" West along said northwesterly line, a distance of 285.68 feet to the **POINT OF BEGINNING**.

Containing 0.05 acres or 1972 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


Richard F. Wenglikowski, L.S. 4904

2-16-14
Date



DESCRIPTION APPROVAL:

BY:  2/25/2014
DATE

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

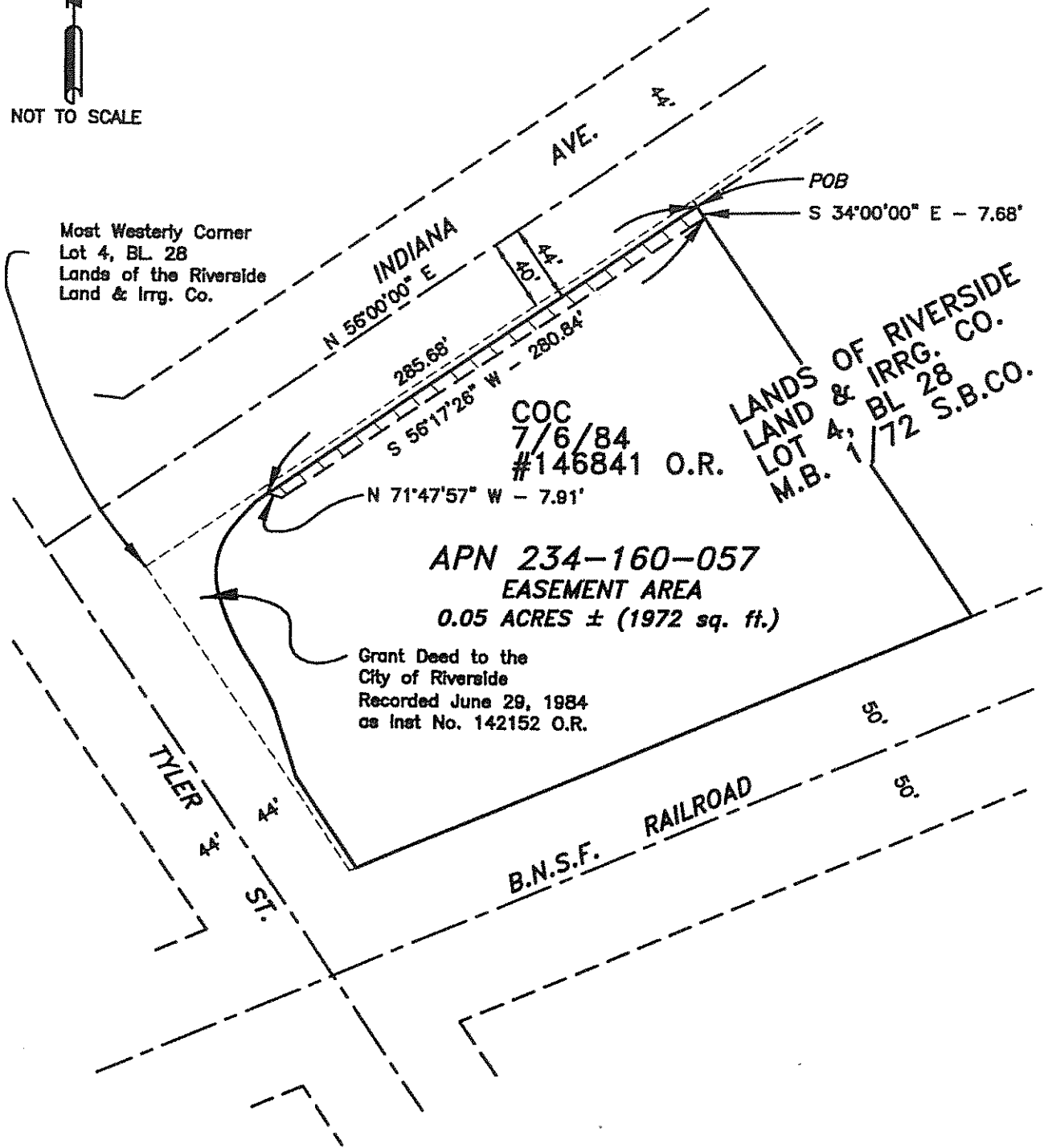
EXHIBIT "B"

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.



NOT TO SCALE

Most Westerly Corner
Lot 4, BL. 28
Lands of the Riverside
Land & Irrg. Co.



APN 234-160-057
EASEMENT AREA
0.05 ACRES ± (1972 sq. ft.)

Grant Deed to the
City of Riverside
Recorded June 29, 1984
as Inst No. 142152 O.R.

LANDS OF RIVERSIDE
LAND & IRRG. CO.
LOT 4, BL 28
M.B. 1/72 S.B.CO.

D-17154

Richard F.
Wenglikowski PLS
Carey, ID
208-720-5692

DATE
8/09/13

CITY OF RIVERSIDE PUBLIC UTILITY
PUBLIC UTILITY EASEMENT

PROJECT: 69KV RTRP PROJECT

SHEET NO.
1 of 1

DRAWING NO.
CB-80N-D34