

Commonwealth Land Title Company

DOC # 2015-0119150
03/25/2015 11:21 AM Fees: \$0.00
Page 1 of 6
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: SGOMEZ

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §8103)

FOR RECORDER'S OFFICE USE ONLY

Project: Riverside Transmission Reliability Project
APN: 143-040-015 (Portion)

D- 17155

TRA 009-175

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JUAN M. HERNANDEZ, 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: 1 27 15

JUAN M. HERNANDEZ

By: 
Juan M. Hernandez

D-17155

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

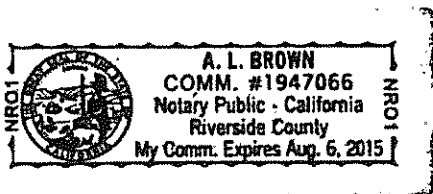
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)
On 01-27-2015 before me, A. L. Brown Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Juan M. Hernandez
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 [Handwritten Signature]
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: Easement Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

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

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

D-17155

Juan M. Hernandez
APN: 143-040-016 (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: Feb 23, 2015

CITY OF RIVERSIDE

By: 

David Welch
Real Property Services Manager

APPROVED AS TO FORM

By: 

Supervising Deputy City Attorney

Consent of Lien Holder

Mortgage Electronic Registration Systems, Inc. is the current holder and owner of a certain Deed of Trust, dated March 10, 2011 made and subscribed by Juan M. Hernandez, a married man, as his sole and separate property in Document No. 2011-0123716, Records of Riverside County, California. Mortgage Electronic Registration Systems, Inc. acting solely as nominee for lender. Lienholder hereby consents to the grant of the foregoing Easement by Juan M. Hernandez to City of Riverside in that certain Easement dated January 27, 2015 as to be and joins in the execution hereof solely as Lien Holder and hereby does agree that in the event of the foreclosure of said mortgage, or other sale of said property described in said mortgage under judicial or non-judicial proceedings, the same shall be sold subject to said Easement.

SIGNED AND EXECUTED this 20th day of March 2015.

Mortgage Electronic Registration Systems, Inc.

By: Ralph L. Hall
Ralph L. Hall, Vice President

CORPORATE ACKNOWLEDGMENT

STATE OF MARYLAND §
 §
COUNTY OF FREDERICK §

BEFORE ME, the undersigned authority, on this day personally appeared Ralph L. Hall of Mortgage Electronic Registration Systems, Inc known to me to be the person and Officer whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, as the act and deed of the said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th day of March 2015.

Susan C. Shain
Susan C. Shain
Notary Public of Maryland
Acting in Frederick County Maryland
My Commission Expires: July 24, 2016

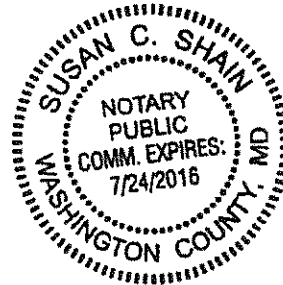


EXHIBIT "A"

Public Utility Easement
POR. A.P.N. 143-040-015

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

The easterly 11.0 feet of Lot 26 of El Rincon, as shown by Map on file in Book 11, Pages 85 and 86 of Maps, in the office of the County Recorder of said County.

Containing 0.038 Acres or 1,650 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 9/10/13 Date



DESCRIPTION APPROVAL:

BY: 
Curtis C. Stephens, L.S. 7519 11/5/2013 DATE
CITY SURVEYOR

D-17155

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.



SCALE: 1" = 100'

MB 11/85-86
TRACT NO. 23932

LOT 25

LOT 26

(APN 143-040-015)

EASEMENT AREA
0.04 ACRES± (1,650 sq.ft.)

MB 216/49-50
TRACT NO. 23932

TO MURPHY AVE

JONES AV

TO JONES DR

19.0'

11.0'

D-17155

Richard F.
Wengierski PLS
208-720-5882

DATE
09/06/13

CITY OF RIVERSIDE PUBLIC UTILITY
PUBLIC UTILITY EASEMENT

PROJECT: 69KV RTRP PROJECT

SHEET NO.
1 of 1

DRAWING NO.
CB-64S-2