

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 MGREGSTO

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

9305528

Project: Riverside Transmission Reliability Project  
APN: 145-220-025 (Overhead Portion)

D- 17177

TBA: 009-139

TX: \$0.00

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, EDDIE R. FISCHER DBA LEBARON INVESTMENTS, 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 over 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.

Further, Grantors shall not erect, place, construct, nor permit to be erected, placed or constructed any structures or modifications to existing structures above the existing 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 or additions to existing structures and is hereby imposed in 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 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: 5/8/15

EDDIE R. FISCHER DBA LEBARON INVESTMENTS

By:   
Eddie R. Fischer

D-17177



Eddie R. Fischer dba LeBaron Investments  
APN: 145-220-025 (Portion)

**CERTIFICATE OF ACCEPTANCE  
(Government Code Section §21027)**

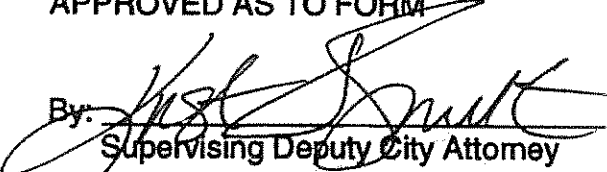
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a California charter city and municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution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

DATED: May 21, 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 (Overhead)  
POR. A.P.N. 145-220-025

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

Those portions of Lot 12 in Block 34 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72 of Maps, records of San Bernardino County, California, described as follows:

### PARCEL A

**COMMENCING** at a point on the southwesterly line of said Block 34, distant 695 feet northwesterly from the most southerly corner of said Block 34; said point also being the most southerly corner of that certain parcel of land described in deed to Eddie R. Fischer, by document recorded December 12, 1978, as Instrument No. 261032 of Official Records of Riverside County, California;

THENCE North 56°00'30" East, along the southeasterly line of said parcel of land, a distance of 19.00 feet to a line that is parallel with and distant 19.00 feet northeasterly, as measured at right angles, from said southwesterly line;

THENCE North 33°59'59" West along said parallel line, a distance of 13.00 feet to the **POINT OF BEGINNING** for this description; This point is hereinafter referred to as Point "A";

THENCE South 56°00'01" West, at right angle to the previous course, a distance of 7.00 feet to a line that is parallel with and distant 12.00 feet northeasterly, as measured at right angles, from said southwesterly line;

THENCE North 33°59'59" West along said last described parallel line, a distance of 33.00 feet;

THENCE North 56°00'01" East, at right angle to the previous course, a distance of 7.00 feet to said line that is parallel with and distant 19.00 feet northeasterly, as measured at right angles, from said southwesterly line;

THENCE South 33°59'59" East along said last described parallel line, a distance of 33.00 feet to the **POINT OF BEGINNING**.

Containing 0.005 acres or 231 square feet more or less.

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#### **PARCEL B**

**COMMENCING** at Point "A", hereinabove described;

THENCE North 33°59'59" West along a line that is parallel with and distant 19.00 feet northeasterly, as measured at right angles, from the southwesterly line of said Lot 12, a distance of 92.00 feet to the **POINT OF BEGINNING** for this description;

THENCE South 56°00'01" West, at right angle to the previous course, a distance of 7.00 feet to a line that is parallel with and distant 12.00 feet northeasterly, as measured at right angles, from said southwesterly line;

THENCE North 33°59'59" West along said last described parallel line, a distance of 38.00 feet;

THENCE North 22°27'46" East, a distance of 35.00 feet to said line that is parallel with and distant 19.00 feet northeasterly, as measured at right angles, from said southwesterly line;

THENCE South 33°59'59" East along said last described parallel line, a distance of 72.29 feet to the **POINT OF BEGINNING**.


Containing 0.009 Acres or 386 square feet more or less.

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The distances used in this description are based on the centerline of Tyler Street from Magnolia Avenue to the southerly line of Rancho La Sierra per Record of Survey filed in Book 75, Page 58 of Record of Surveys, records of said Riverside County.

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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      12/7/14      Date



DESCRIPTION APPROVAL:

BY:       12/23/2014      DATE

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

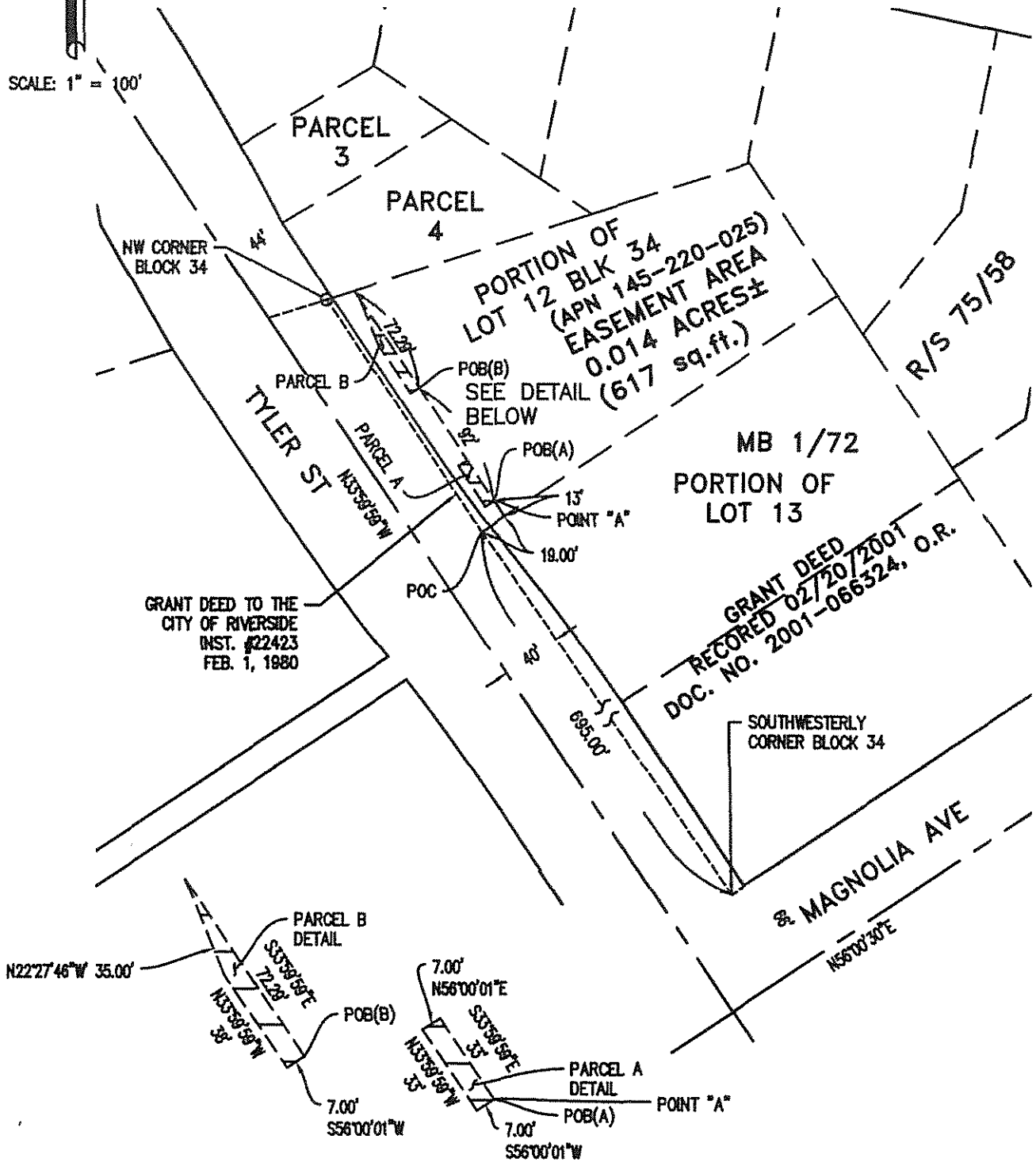
D-17177

# 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'



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

DATE  
 11/24/14

CITY OF RIVERSIDE PUBLIC UTILITY  
 PUBLIC UTILITY EASEMENT

PROJECT: 69KV RTRP PROJECT

SHEET NO.  
 1 of 1

DRAWING NO.  
 CB-65S-3A

D-17177