

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)

9305528-6

FOR RECORDER'S OFFICE USE ONLY

Project: Riverside Transmission Reliability Project

APN: 145-220-025 (Portion)

D- 17178

THA: 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, 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*.

EXCEPTING AND RESERVING therefrom Grantor's right to keep and maintain existing driveways, ramps and walkways accessing said parcel, across said easement and right-of-way for vehicle and pedestrian ingress and egress purposes, and any facilities installed by grantee under this easement shall be located so as not to interfere with the vehicle or pedestrian traveled portion of said easement and right-of-way.

Date: 5/8/15

EDDIE R. FISCHER DBA LEBARON INVESTMENTS

By: Eddie R. Fischer  
Eddie R. Fischer



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

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

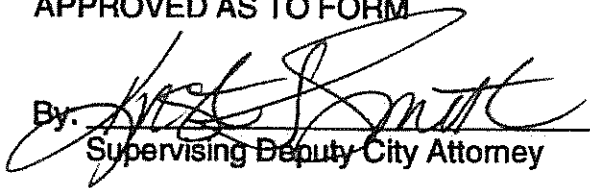
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a California charter city and municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution 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  
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:

That portion 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, lying southwesterly of the following described line:

**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  $56^{\circ}00'30''$  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 and being the **POINT OF BEGINNING** of this line description;

**THENCE** North  $33^{\circ}59'59''$  West along said parallel line, a distance of 13.00 feet;

**THENCE** South  $56^{\circ}00'01''$  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 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 North 33°59'59" West along said parallel line, a distance of 59.00 feet;

THENCE South 56°00'01" West, at right angle to the previous course, a distance of 7.00 feet to said 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 parallel line, a distance of 38.00 feet;

THENCE North 22°27'46" West, 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 North 33°59'59" West along said parallel line, a distance of 6.62 to the northwesterly line of said Block 34 and the END of this line description;

EXCEPTING THEREFROM any portion lying southwesterly of the northeasterly line of the certain parcel of land described in Grant Deed in favor of the City of Riverside by document recorded February 1, 1980, as Instrument No. 22423 of Official Records of said Riverside County;

ALSO EXCEPTING THEREFROM any portion lying southeasterly of said southeasterly line of said parcel of land described in Deed to Eddie R. Fischer.


Containing 0.05 Acres or 2079 square feet more or less.

---

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.

---

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:

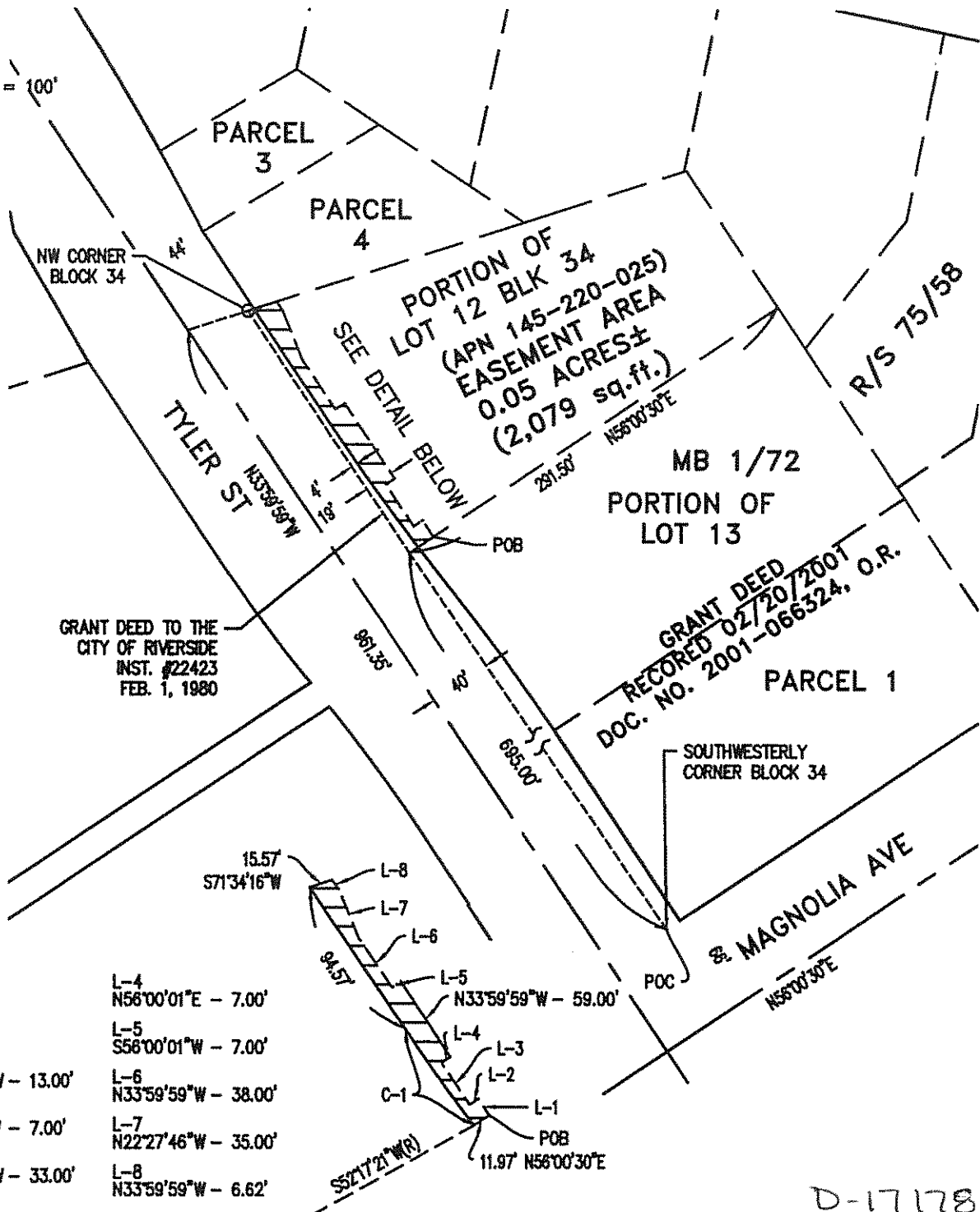
BY:       12/23/2014      DATE  
FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

# 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'



C-1  
L=93.59'  
R=1445.00'  
Δ 03°42'40"  
L-1  
N33°59'59"W - 13.00'  
L-2  
S58°00'01"W - 7.00'  
L-3  
N33°59'59"W - 33.00'

L-4  
N58°00'01"E - 7.00'  
L-5  
S58°00'01"W - 7.00'  
L-6  
N33°59'59"W - 38.00'  
L-7  
N22°27'46"W - 35.00'  
L-8  
N33°59'59"W - 6.62'

D-17178

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

CITY OF RIVERSIDE PUBLIC UTILITY  
PUBLIC UTILITY EASEMENT

SHEET NO.  
1 of 1

DATE  
11/24/14

PROJECT: 69KV RTRP PROJECT

DRAWING NO.  
CB-65S-3