

Commonwealth Land Title Company
Commonwealth Land Title Company

DOC # 2015-0252583

06/15/2015 03:46 PM Fees: \$0.00

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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: LIJONES

FREE RECORDING

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

TRA: 009-142

FIX: \$0.00

Project: Riverside Transmission Reliability Project

APN: 145-220-033 (Portion)

9305283

FOR RECORDER'S OFFICE USE ONLY

D- 17188

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, K.J.P. & F. REFERENCE SUPERVISION GENERAL MANAGEMENT SERVICE COMPANY, LLC, 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, said easement and right-of-way being the Northwesterly 40 feet of the Southeasterly 60 feet of said easement and right-of-way.

Date: May 19, 2015

K.J.P. & F. REFERENCE SUPERVISION
GENERAL MANAGEMENT SERVICE COMPANY,
LLC

By: Florence M. Neglia
Florence M. Neglia
President/Secretary

D-17188

K.J.P. & F. REFERENCE SUPERVISION GENERAL
MANAGEMENT SERVICE COMPANY, LLC
APN: 145-220-033 (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: June 10, 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. 145-220-033

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 Lot 1 in Block 3 of Tract No. 3 of La Sierra Heights, as shown by map on file in Book 8, Page 27 of Maps, records of said Riverside County, and being that portion of Parcel 1 of Record of Survey, as shown by map on file in Book 37, Page 80 of Record of Surveys, Records of said Riverside County, described as follows:

COMMENCING at the centerline intersection of Hole Avenue and Tyler Street (formerly Tyler Avenue) as shown by said Record of Survey;

THENCE South $34^{\circ}16'31''$ East along the centerline of Tyler Street, a distance of 280.00 feet;

THENCE North $55^{\circ}43'29''$ East, a distance of 55.00 feet to a point on the northeasterly line of land described in Grant Deed in favor of the City of Riverside by document recorded March 15, 1985 as Instrument No. 53650 of Official Records of said Riverside County, and being the **TRUE POINT OF BEGINNING**;

THENCE North $34^{\circ}16'31''$ West along said northeasterly line, a distance of 99.48 feet to the beginning of a tangent curve concave southeasterly and having a radius of 22.00 feet;

THENCE Northerly along said curve to the right and along the easterly line of said Grant Deed, through a central angle of $63^{\circ}35'24''$, a distance of 24.42 feet;

THENCE South $33^{\circ}20'43''$ East, a distance of 142.18 feet;

THENCE South $33^{\circ}21'03''$ East, a distance of 70.46 feet to a point on the southeasterly line of said Parcel 1;

THENCE South 58°17'47" West along the said southeasterly line of Parcel 1, a distance of 14.15 feet to the most easterly corner of land described in said Grant Deed, said corner also being a point in the northeasterly line of said Grant Deed and being the beginning of a non-tangent curve that has a radius of 805.00 feet that concaves southwesterly with a radial that bears North 62°20'37" East;

THENCE Northerly along said curve to the left and along said northeasterly line, an arc distance of 92.99 feet through a central angle of 6°37'08" to the **TRUE POINT OF BEGINNING**;

EXCEPTING THEREFROM that portion of said Parcel 1, as described in Grant Deed in favor of the City of Riverside by document recorded November 2, 1992, as Instrument No. 416831 of Official Records of said Riverside County.

Containing 0.05 acres or 2296 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

3/4/14
Date



DESCRIPTION APPROVAL:

BY: 3/26/2014
DATE

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

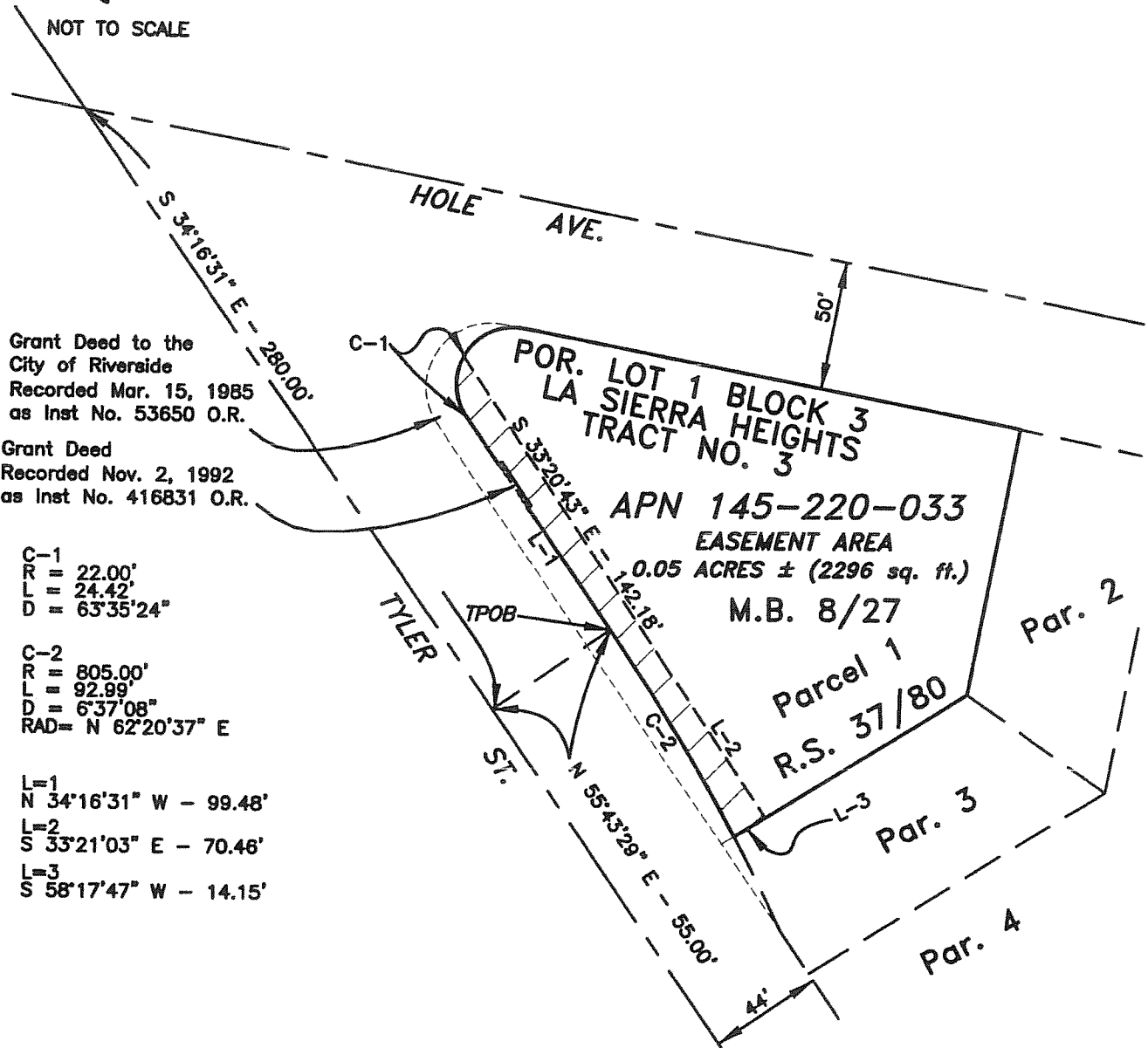
D-12188

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



Grant Deed to the City of Riverside
Recorded Mar. 15, 1985
as Inst No. 53650 O.R.

Grant Deed
Recorded Nov. 2, 1992
as Inst No. 416831 O.R.

C-1
R = 22.00'
L = 24.42'
D = 63°35'24"

C-2
R = 805.00'
L = 92.89'
D = 6°37'08"
RAD = N 62°20'37" E

L=1
N 34°16'31" W - 99.48'
L=2
S 33°21'03" E - 70.46'
L=3
S 58°17'47" W - 14.15'

D-17188

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

CITY OF RIVERSIDE PUBLIC UTILITY
PUBLIC UTILITY EASEMENT

SHEET NO.
1 of 1

DATE
10/17/13

PROJECT: 69KV RTRP PROJECT

DRAWING NO.
CB-65S-D30