

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: MARLENE #397

FREE RECORDING

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

9305137

FOR RECORDER'S OFFICE USE ONLY

Project: Riverside Transmission Reliability Project  
APN: 155-274-010 (Overhead Portion)

D- 17214

TAA 009-010

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JONG J. PARK, 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: 7-30-15

JONG J. PARK

By: Jong J. Park  
Jong J. Park

Jong J. Park  
APN: 155-274-010 (Portion)

**ACKNOWLEDGEMENT**

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.

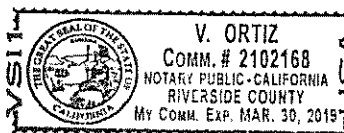
STATE OF CALIFORNIA )  
  )ss  
COUNTY OF RIVERSIDE )

On 7-30-15, before me, V. Ortiz, notary public,  
personally appeared Jong J. Park 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.

V. Ortiz  
\_\_\_\_\_  
Notary Signature

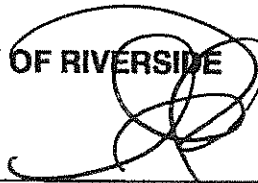


Jong J. Park  
APN: 155-274-010 (Portion)

**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: August 14, 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. APN 155-274-010

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

The southerly 7.00 feet of the westerly 61.06 feet of that portion of Lots 22 and 23 of Bixmill Tract, as per map filed in Book 16, pages 28 through 30 of Maps in the office of the County recorder of said Riverside County, lying within the following described parcel of land:

**COMMENCING** at the Southeast corner of Lot 60 of Arlington North Subdivision Unit No. 1 as per map recorded in Book 26, pages 38 through 40 of maps, in the Office of the County Recorder of Riverside County;

Thence South 2° 58' 00" West along the westerly line of Lake Street, as shown on said map of Arlington North Subdivision Unit No. 1, a distance of 167.12 feet to the northeast corner of the land described in the deed to the City of Riverside recorded March 31, 1972 as Instrument No. 42512 of Official Records of said Riverside County;

Thence along the northerly line of said land of the City of Riverside, North 89° 06' 40" West, 3.00 feet to the northwest corner of said land of the City of Riverside and the **POINT OF BEGINNING** of the parcel of land being described;

Thence westerly in a direct line to a point on the westerly line of the land described in the deed to Saturn Auto Services, recorded May 8, 1962 as Instrument No. 42855 of Official Records of said Riverside County, said point being northerly, parallel with center line of said Lake Street a distance of 150 feet from the northerly line of Arlington Avenue as shown on said map of Arlington North Subdivision Unit No. 1;

Thence parallel with said center line of Lake Street, South 2° 58' 00" West 150 feet to said northerly line of Arlington Avenue;

Thence along said northerly line, South 89° 30' 00" East, 102.84 feet, more or less, to the westerly terminus of that certain curve concaving northwest and having a radius of 20.00 feet in the westerly line of said land described in deed to the City of Riverside hereinbefore mentioned;

Thence easterly and northerly along said certain curve through a central angle of 87° 32' 00" an arc distance of 30.55 feet to its northerly terminus thereof;


Thence continuing along the last mentioned westerly line North 2° 58' 00" East 130.02 feet to the **POINT OF BEGINNING**.

The northerly line of said southerly 7.00 feet of said portions of Lots 22 and 23 being parallel with the centerline of Arlington Avenue.

Containing 0.01 Acres or 428 square feet more or less.


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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

# 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.

ARLINGTON NORTH SUB  
UNIT NO.1 MB 26/38-40

LOT 60

SCALE: 1" = 60'

PMW - 262

POR OF  
LOT 22

BIXMILL TRACT  
MB 16/28-30

POR OF  
LOT 22

DEED  
5/8/62  
#42855 O.R.

P.O.B.

GRANT DEED  
3/31/72  
#42512

EASEMENT AREA  
0.01 ACRES ± (428 sq.ft.)

POR OF  
LOT 23

POR OF  
LOT 23

LAKE ST

ARLINGTON AV

3600'

N02°58'00"E

7.01'

55'

S89°30'00"E

L=17.26', R=20.00'  
Δ 49°27'30"

L=30.55', R=20.00'  
Δ 87°32'

S02°58'00"W

150.00'

7.0'

61.06'

61.12'

61.12'

61.12'

7.01'

7.01'

7.01'

7.01'

7.01'

7.01'

7.01'

7.01'

7.01'

7.01'

7.01'

7.01'

N89°06'40"W

121.96'

3.00'

167.12'

1800'

33'

30'

30.02'

N02°58'00"E

130.02'

N02°58'00"E

130.02'

N02°58'00"E

130.02'

N02°58'00"E

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N02°58'00"E

130.02'

N02°58'00"E

130.02'

NOTE: ALL DIMENSIONS SHOWN  
HEREON ARE BASED ON RECORD DATA OR  
CALCULATED FROM RECORD DATA.

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

CITY OF RIVERSIDE PUBLIC UTILITY  
PUBLIC UTILITY EASEMENT

SHEET NO.  
1 of 1

DATE  
12/01/14

PROJECT: 69KV RTRP PROJECT

DRAWING NO.  
CB-50N-6A

D-17214