

Commonwealth Land Title Company

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

DOC # 2016-0552951
12/12/2016 04:35 PM Fees: \$0.00
Page 1 of 6
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

**This document was electronically submitted
to the County of Riverside for recording**
Received by SOPHIA #466

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

Project: Riverside Transmission Reliability Project
APN: 234-020-040 (Portion)
9305535

TRA: 009-173
D- TTX #0.00
17352

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JIMMY PHAI CHU AND LANG DU CHAU, as Grantors, grant 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.

** husband and wife, as Trustees of the Jimmy
Phai Chu and Lang Du Chau Family Trust,
established on May 6, 2015

Date: 10/24/2016

JIMMY PHAI CHU, Trustee

By: [Signature]
Jimmy Phai Chu
AKA PHAT DIEN CHAU

LANG DU CHAU, Trustee

By: [Signature]
Lang Du Chau

Jimmy Phai Chu and Lang Du Chau
APN: 234-020-040 (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: November 17, 2016

CITY OF RIVERSIDE

By: 

David Welch
Real Property Services Manager

APPROVED AS TO FORM:
BY: 
CHIEF ASSISTANT CITY ATTORNEY

EXHIBIT "A"

Public Utility Easement
POR. A.P.N. 234-020-040

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

Those portions of Lot 4 in Block 27 of the Lands of the Riverside Land and Irrigating Company, as per map recorded in Book 1, Page 72, of Maps, in the Office of the County Recorder of San Bernardino County, California described as follows:

PARCEL A

The southwesterly 15.00 feet of the southeasterly 47.97 feet of Parcel 1 of Record of Survey on file in Book 44, Page 78, of Record of Surveys, Records of Riverside County, California.

Containing 0.017 acres or 720 square feet more or less.

PARCEL B

The southwesterly 15.00 feet of the northwesterly 51.03 feet of said Parcel 1.

EXCEPTING THEREFROM that portion lying within the northwesterly 11.00 feet of said Parcel 1;

ALSO EXCEPTING THEREFROM, that portion of said Parcel 1 as described in Parcel 1 of Grant Deed in favor of the City of Riverside by document recorded October 20, 1992, as Instrument No. 395550 of Official Records of said Riverside County.

Containing 0.012 Acres or 518 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 12/7/14 Date



DESCRIPTION APPROVAL:

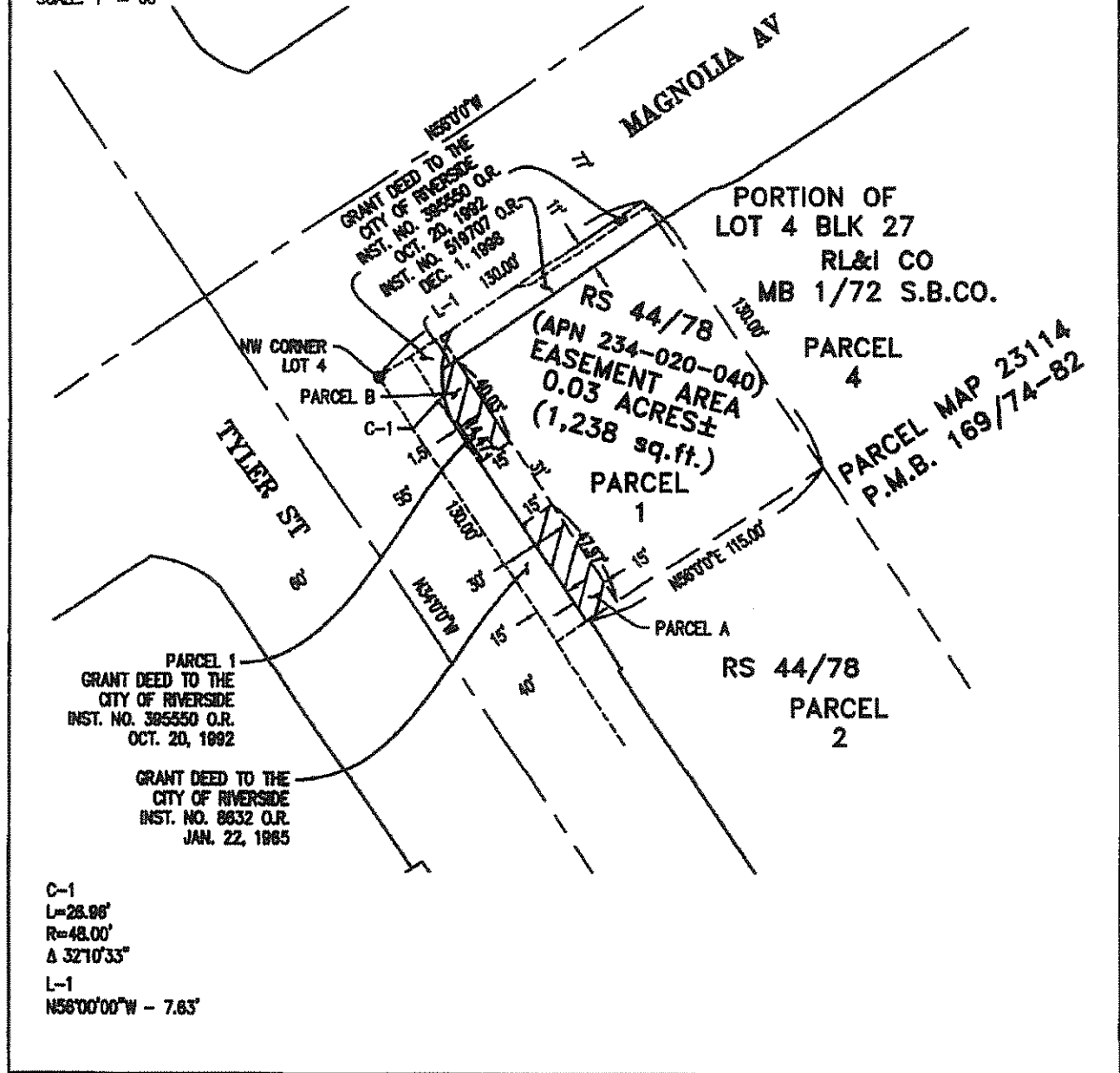

CURTIS C. STEPHENS, L.S. 7519 12/29/14 DATE
CITY SURVEYOR

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" = 60'



Richard F. Wenglikowski PLS Carey, ID 208-720-5892	CITY OF RIVERSIDE PUBLIC UTILITY PUBLIC UTILITY EASEMENT	SHEET NO. 1 of 1
DATE 10/03/14		PROJECT: 69KV RTRP PROJECT

D-17352