

When recorded mail to:

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

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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 (Overhead Portion)

D- 17353

9305535
TAP: 009-173
TTX: 0.00

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 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*.

** husband and wife, as Trustees of the Jimmy Phai Chu and Lang Du Chau Family Trust, established on May 6, 2011

Date: 10/24/2016

JIMMY PHAI CHU, Trustee

LANG DU CHAU, Trustee

By: Phai Chau
Jimmy Phai Chu
AKA PHAI DIEU CHAU

By: Lang Du Chau
Lang Du Chau

D-17353

Jimmy Phai Chu and Lang Du Chau
APN: 234-020-040 (Overhead 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: 

Supervising Deputy City Attorney

EXHIBIT "A"

Public Utility Easement (Overhead)
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:

That portion 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:

The northwesterly 31.00 feet of the southeasterly 78.97 feet of the southwesterly 15.00 feet of Parcel 1 of Record of Survey, on file in Book 44, Page 78 of Record of Surveys, Records of said Riverside County.

Containing 0.01 Acres or 465 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 12/23/14 Date



DESCRIPTION APPROVAL:


Curtis C. Stephens, L.S. 7819 12/29/14 DATE
CITY SURVEYOR

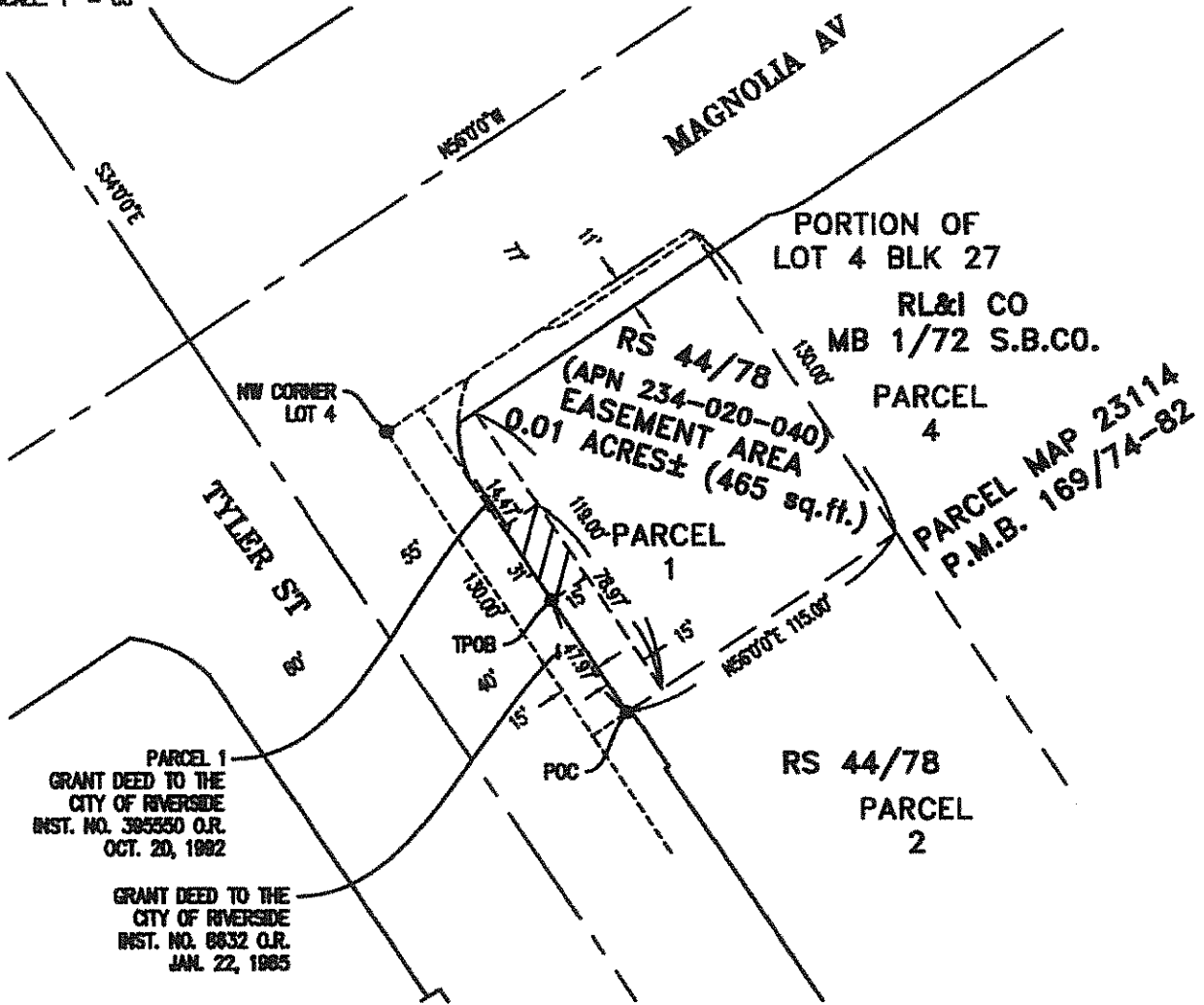
D-17353

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
 208-720-5692

DATE
 08/08/14

CITY OF RIVERSIDE PUBLIC UTILITY
 PUBLIC UTILITY EASEMENT

PROJECT: 69KV RTRP PROJECT

SHEET NO.
 1 of 1

DRAWING NO.
 CB-80N-1A