

**2017-0091407**

03/06/2017 09:38 AM Fee: \$ 0.00

Page 1 of 5

Recorded in Official Records  
County of Riverside  
Peter Aidana  
Assessor-County Clerk-Recorder



When recorded mail to:

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

**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: PM 35889  
POR. APN: 249-140-029  
Address: 2180 Iowa Avenue

D- 17384

134

**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Iowa/Spruce SR/JP, LLC, a California limited liability company**, as Grantor(s), grant(s) 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 TELECOMMUNICATION FACILITIES**, together with all necessary appurtenances, in, under, upon, over and along that certain real property described in **EXHIBIT "A"** 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 and by persons under contract with said Grantee and their 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 TELECOMMUNICATION FACILITIES**.

Dated 9/12/16

Iowa/Spruce SR/JP, LLC,  
a California limited liability company

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: [Signature]  
Print Name: JEFFREY PHELAN  
Title: MANAGER

**ACKNOWLEDGMENT**

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

County of Orange } <sup>ss</sup>

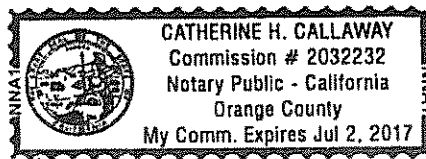
On 9/12/16, before me, Catherine H Callaway,  
notary public, personally appeared, Jeffrey Phelan

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.

Catherine H Callaway  
Notary Signature



**CERTIFICATE OF ACCEPTANCE  
(Government Code Section §27281)**

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 28, 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**  
**LEGAL DESCRIPTION**

BEING A PORTION OF PARCEL 1 OF PARCEL MAP 35889 AS SHOWN BY MAP ON FILE IN BOOK 242, OF PARCEL MAPS AT PAGES 19 THROUGH 21, THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTHEAST CORNER SAID PARCEL 1;**

THENCE NORTH 89°46'50" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, A DISTANCE OF 215.72 FEET TO THE SOUTHERLY PROLONGATION OF THE MOST WESTERLY LINE OF PARCEL 2 OF THE PUBLIC UTILITIES EASEMENT GRANTED TO THE CITY OF RIVERSIDE AS DESCRIBED IN INSTRUMENT NO. 82166, RECORDED JULY 23, 1971, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING THE **TRUE POINT OF BEGINNING** OF THE PARCEL OF LAND TO BE DESCRIBED;

THENCE NORTH 00°14'50" WEST ALONG SAID SOUTHERLY PROLONGATION, 8.74 FEET TO THE SOUTHERLY LINE OF PARCEL 1 AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 55, PAGE 18 OF RECORDS OF SURVEYS, RECORDS OF SAID COUNTY;

THENCE SOUTH 89°47'50" EAST 14.00 FEET ALONG SAID SOUTHERLY LINE;

THENCE SOUTH 00°14'50" EAST 8.74 FEET TO THE SOUTHERLY LINE OF PARCEL 1 OF SAID PARCEL MAP 35889;

THENCE NORTH 89°46'50" WEST 14.00 FEET ALONG SAID SOUTHERLY LINE TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 122 SQUARE FEET MORE OR LESS.

THIS LEGAL DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

Robert C. Ollerton 9-15-16

ROBERT C. OLLERTON, PLS 7731

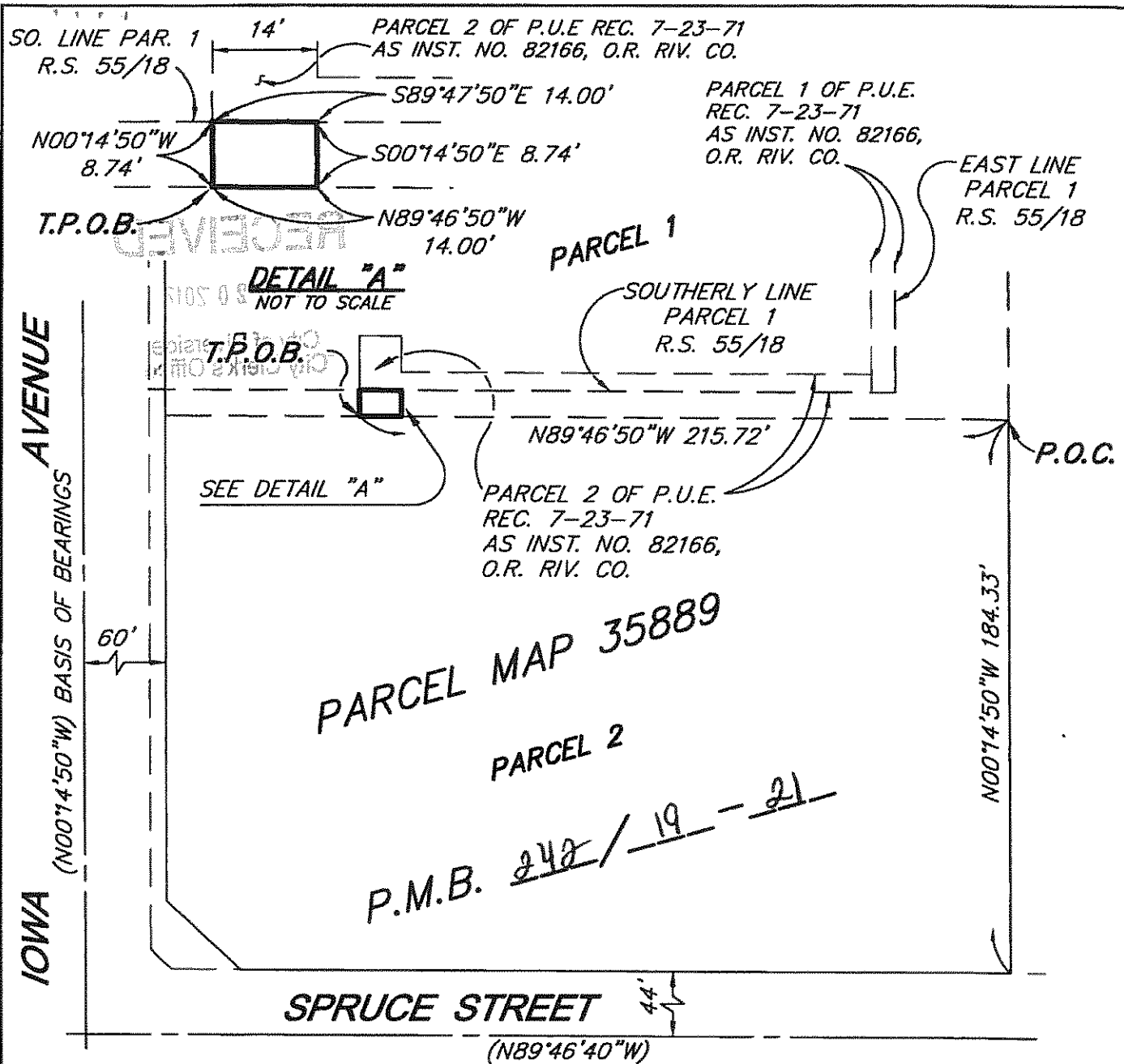
DATE




DESCRIPTION APPROVAL:

BY: [Signature] 11/17/10  
DATE

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



**LEGEND**

-  PUBLIC UTILITY EASEMENT
- ( ) INDICATES RECORD DATA PER P.M.B. 242/19-21

PREPARED UNDER THE SUPERVISION OF:

*Robert C. Ollerton*  
ROBERT C. OLLERTON, P.L.S. No. 7731

9-15-16  
DATE



1"=50'

**SB&O** INC.

PLANNING ENGINEERING SURVEYING  
41889 Enterprise Circle North, Suite 128  
Temecula, Ca. 92590  
951-895-8900  
951-895-8901 Fax

**CITY OF RIVERSIDE  
PUBLIC UTILITY EASEMENT**

DATE: 08-10-2016

D-17384

SB&O JN 71512

PAGE 1 OF 1