

2017-0091408

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

Page 1 of 6

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

134

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

D- 17385

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 **BLANKET 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 **BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES**.

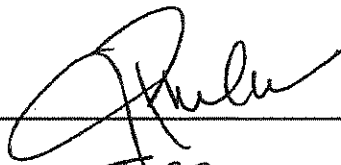
Said **BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES** shall only be constructed in areas outside of existing building footprints, or approved building footprints shown on a plot plan and any subsequent alterations or modifications thereto as approved by the Grantee. Grantor, their successors and assigns agree that all costs associated with the modification or alteration of any constructed **BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES** shall be borne by Grantor.

Following completion of construction of the **BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES**, Grantor and Grantee shall execute an amendment to this document which will identify the location of the **BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES** constructed on the real property and will supersede and replace the blanket easement provided under this document.

Dated December 7, 2016

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

By: _____
Print Name: _____
Title: _____

By: 
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)

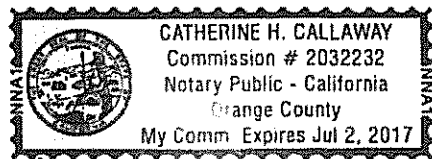
On December 7, 2016 before me, CATHERINE H. CALLAWAY, Notary public
(insert name and title of the officer)

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.

Signature Catherine H. Callaway (Seal)



**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 February 27, 2017

CITY OF RIVERSIDE

By: 

David Welch
Real Property Services Manager

APPROVED AS TO FORM:
BY: 

CHIEF ASSISTANT CITY ATTORNEY

EXHIBIT "A"
BLANKET PUBLIC UTILITY EASEMENT
LEGAL DESCRIPTION

PARCEL 2 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.

CONTAINING 1.18 ACRES 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

ROBERT C. OLLERTON, PLS 7731

9-15-16

DATE



DESCRIPTION APPROVAL:

BY:

[Signature] 11/12/16

DATE

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

IOWA AVENUE

(N00°14'50"W) BASIS OF BEARINGS

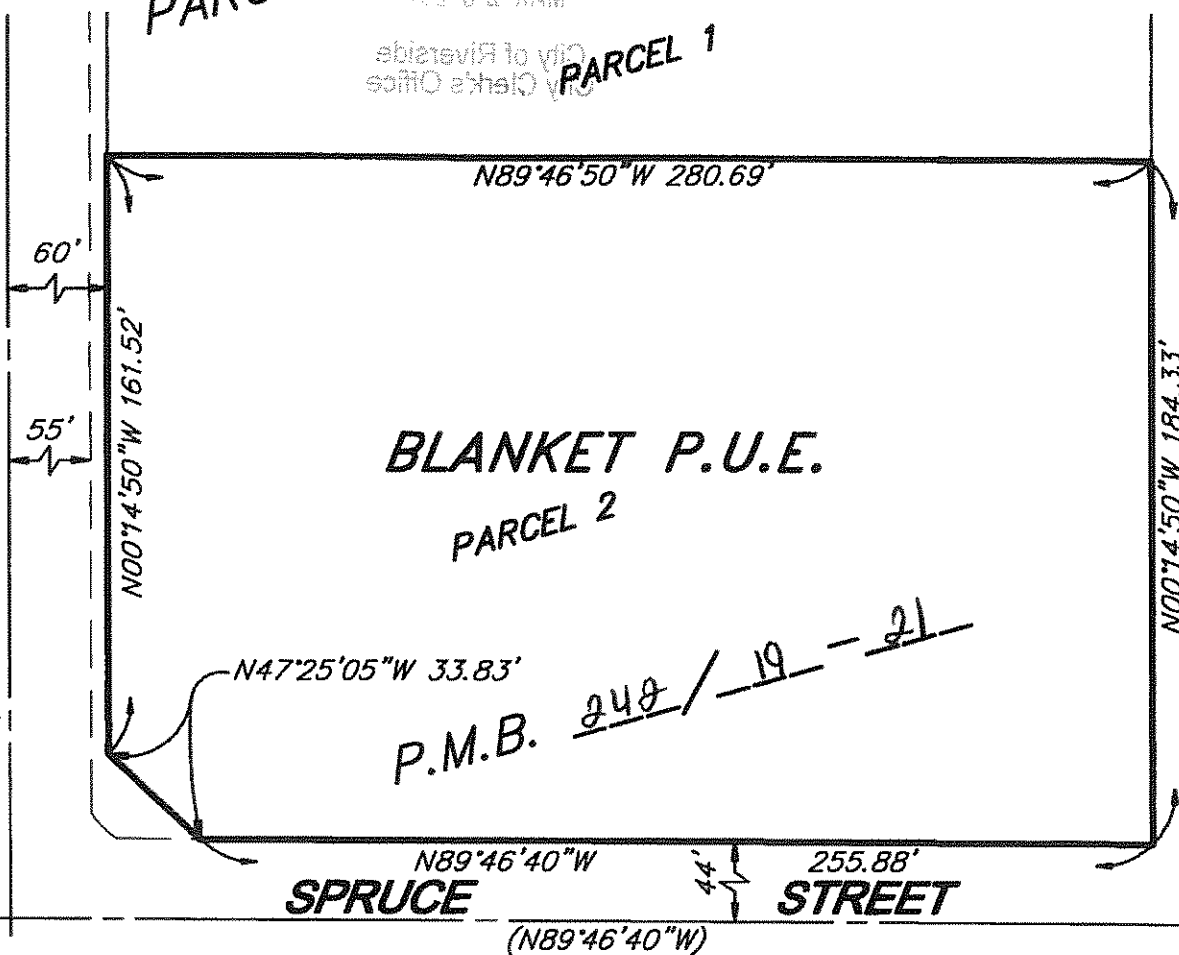
IOWA

PARCEL MAP 35889

RES & RAM

City of Riverside
Clerk's Office

PARCEL 1



BLANKET P.U.E.
PARCEL 2

SPRUCE

STREET

(N89°46'40"W)

LEGEND

BLANKET PUBLIC UTILITY EASEMENT

() INDICATES RECORD DATA
PER P.M.B. 248/19-21

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
41888 Enterprise Circle North, Suite 128
Termeoils, Ca. 92590
851-885-8800
851-885-8801 Fax

CITY OF RIVERSIDE

BLANKET PUBLIC UTILITY EASEMENT

DATE: 08-10-2016

D-17385

SB&O JN 71512

PAGE 1 OF 1