

No Fee - 6103 Government Code

28550

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3711 Orange St.
Riverside, California 92501

DOCUMENTARY TRANSFER TAX
\$ None
Signature [Signature]
CITY OF RIVERSIDE

CITY DEED NO. _____

RECEIVED FOR RECORD

MAR 12 1974

10 Min. Past 12 o'clock
At Request of
Book 1974, Page 28550

Recorded in Official Records
of Riverside County, California

W.H. Dalglish Recorder

INDEXED

FEES \$

FOR RECORDER'S OFFICE USE ONLY

PUBLIC UTILITIES
EASEMENT

8111

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
ANTIONETTE DIEDERICH, a married woman, as her sole and separate property,

as Grantor, grant(s) to the CITY OF RIVERSIDE, a municipal corporation
of the State of California, as Grantee, its successors and assigns, a
perpetual easement and right of way for the construction, reconstruction,
maintenance, operation, inspection, repair, replacement, relocation,
renewal and removal of underground electrical distribution facilities

together with all necessary appurtenances, in, under, upon, over and
along that certain real property situated in the City of Riverside,
County of Riverside, State of California, described as follows:

PARCEL I

A strip of land 6.00 feet in width over that portion of Lot 2
in Block 27 of the LANDS OF THE RIVERSIDE LAND AND IRRIGATING
COMPANY as shown by map on file in Book 1 of Maps, at page 70
thereof, Records of San Bernardino County, California, the
centerline of said strip being described as follows:

Commencing at the most northerly corner of LOT 77 of HARMONY
DALE TRACT NO. 2 as shown by map on file in Book 29 of Maps,
at pages 9 and 10 thereof, Records of Riverside County, California;
said corner also being a point in the southwesterly line of ROSS
STREET as shown on said map;

Thence North 34° 16' 30" West, along said southwesterly line,
3.00 feet to a point in a line which is parallel with and distant
3.00 feet northwesterly as measured at right angle to the north-
westerly line of said Harmony Dale Tract No. 2;

Thence South 55° 44' 00" West, along said parallel line, 145.22
feet;

Thence North 34° 16' 30" West, 3.00 feet to the TRUE POINT OF
BEGINNING;

Thence continuing North 34° 16' 30" West, 67.00 feet to a point
hereinafter called Point "A" for description purposes; said

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point also being THE END OF THIS CENTERLINE DESCRIPTION.

PARCEL II

A strip of land 6.00 feet in width over that portion of Lot 2 in Block 27 of the LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY as shown by map on file in Book 1 of Maps, at page 70 thereof, Records of San Bernardino County, California, the centerline of said strip being described as follows:

Commencing at Point "A" described hereinabove;

Thence South 55° 44' 00" West, 43.00 feet to a point in the northeasterly line of that certain parcel of land conveyed to Cleo U. Zehnpfenig, a widow, by deed recorded June 6, 1969, as Instrument No. 56480, Official Records of said Riverside County; said point also being the TRUE POINT OF BEGINNING;

Thence North 55° 44' 00" East, 145.22 feet to a point hereinafter called Point "B" for description purposes; said point also being THE END OF THIS CENTERLINE DESCRIPTION.

EXCEPTING therefrom that portion contained in Parcel 1 hereinbefore described.

PARCEL III

A strip of land 10.00 feet in width over that portion of Lot 2 in Block 27 of the LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY as shown by map on file in Book 1 of Maps, at page 70 thereof, Records of San Bernardino County, California, the centerline of said strip being described as follows:

BEGINNING at Point "B" described hereinabove;

Thence North 55° 44' 00" East, 10.00 feet to THE END OF THIS CENTERLINE DESCRIPTION.

DESCRIPTION APPROVAL
by *George P. Hutchinson* 3/1/74 by *[Signature]*
Surveyor

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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 underground electrical distribution facilities

Provided, however, that the Grantor reserves the right to use and enjoy the land over which said easement and right-of-way is granted, for any purpose and in any manner which does not interfere with or impair the right of the Grantee to use said easement and right-of-way.

Dated March 1, 1974

Antionette Diederich
ANTIONETTE DIEDERICH

APPROVED AS TO FORM

Barbara J. ...
ASST. CITY ATTORNEY

James M. Hicks MAR 1, 1974

STATE OF CALIFORNIA,
COUNTY OF San Bernardino } ss.
On March 1, 1974 before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared JAMES M. HICKS
personally known to me to be the person whose name is subscribed
to the within Instrument, as a Witness thereto, who being by me
duly sworn, deposes and says:
That he resides in Highland, California and that
he was present and saw ANTOINETTE DIEDERICH
personally known to him to be the same person described
in and whose name is subscribed to the within and
annexed Instrument as a Party thereto, execute and deliver the same, and she
acknowledged to said affiant that she executed the same; and that said affiant
subscribed his name thereto as a Witness.

Signature Laticia S. Davis
LATICIA S. DAVIS
Name (Typed or Printed)
Notary Public in and for said County and State



FOR NOTARY SEAL OR STAMP

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Staple

1-120
Staple

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MAGNOLIA AVE.

N 55° 44' 00" E

N 55° 44' 00" E

ACCESS

OF VEHICULAR

WAIVER

ROSS ST.

N 34° 16' 30" W

N 34° 16' 30" W 284.78'

254.78'

N 34° 16' 30" W

N 34° 16' 30" W

N 34° 16' 30" W

N 34° 16' 30" W

ORIG. E HUGHES ALLEY

N 34° 16' 30" W

MOST N'LY. COR.

LOT 77

RIV. CO.

H.B. 29/9, 10

H.B. 29/9, 10

RIV. CO.

HARMONY DALE TR. NO. 2

H.B. 29/9, 10

RIV. CO.

66'

66'

R-20.00'
D-88.00'
T-22.17'
S-14.13'

PT. 'A'

PT. 'B'

PT. 'C'

PT. 'D'

12'

24'

75.22'

47'

30'

33'

33'

10'

23'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

MAP NO. 164

R.L. & I. CO.

M.B. 1/70
S.B. CO.

PCL. 2

PCL. 1

PCL. III
10' X 10' U.G.
P.U.E.

6' P.U.E.

PCL. I
6' U.G. P.U.E.

PCL. II
6' U.G. P.U.E.

6' P.U.E.

NELY LINE OF PCL. CONVEYED TO
CLEO U. ZEMPFENIG, INST. NO. 56480,
6/6/69, O.R., RIV. CO.

SW'LY LINE OF PCL. CONVEYED TO
CLEO U. ZEMPFENIG, INST. NO. 56480,
6/6/69, O.R., RIV. CO.



PROPOSED

PCL. 3

POR. LOT 2, BLOCK 27

CITY OF RIVERSIDE, CALIFORNIA

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.

SHEET 1 OF 1

5/21

SCALE: 1" = 50'

DRAWN BY W.F. DATE 2 / 28 / 74

SUBJECT PARCEL MAP 164