

28551

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 P.M.
At Request of [Signature]

Book 1974, Page

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Recorded in Official Records
of Riverside County, California

W.H. Dwyer Recorder
FEES \$

INDEXED

FOR RECORDER'S OFFICE USE ONLY

8112

PUBLIC UTILITIES
EASEMENT

APPROVED AS TO FORM
[Signature]
ASS. CITY ATTORNEY

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
CLEO U. ZEHNPFENIG, a widow

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 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:

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 northwesterly line of said Harmony Dale
Tract No. 2;

Thence South 55° 44' 00" West, along said parallel line,
188.22 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 being the TRUE POINT OF BEGINNING;

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Thence South 55° 44' 00" West, 297.67 feet to the south-westerly line of said parcel conveyed to Cleo U. Zehnpfenig, and THE END OF THIS CENTERLINE DESCRIPTION.

The sidelines of said strip shall be lengthened or shortened so as to terminate easterly in the northeasterly line of said parcel conveyed to Cleo U. Zehnpfenig and westerly in the southwesterly line of said parcel.

DESCRIPTION APPROVAL

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

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 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 4, 1974

[Signature: Cleo U. Zehnpfenig]
CLEO U. ZEHNPFENIG

[Signature: James M. Hicks] MAR 4 1974

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Staple

STATE OF CALIFORNIA,
COUNTY OF San Bernardino } SS.
On March 4, 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 CLEO U. ZEHNPFENIG
personally known to him to be the same person
described in and whose name is subscribed to the within and
annexed Instrument as a Part V 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 [Signature: Latricia S. Davis]
LATRICIA S. DAVIS

Name (Typed or Printed)

Notary Public in and for said County and State



FOR NOTARY SEAL OR STAMP

[Handwritten initials]

3-120 Staple

28551

MAGNOLIA AVE.

ROSS ST.

N 34°16'30"W 284.78'

N 34°16'30"W 264.78'

N 34°16'30"W

N 34°16'30"W

N 34°16'30"W

ORIG. E HUGHES ALLEY
N 34°16'30"W

ACCESS OF VEHICULAR WAIVER

N 55°44'00"E

18'

24'

30'

47'

79.22'

10'

10'

10'

10'

10'

10'

10'

R-2000
S 88°59'30"
T=300.00'
N=151.71'

MAP NO. 164
R.L. & I. CO.
M.B. 1/70
S.B. CO.

PROPOSED
PARCEL
PCL. 3
POR. LOT 2, BLOCK 27

PCL. 1
PCL. II
6' U.G. P.U.E.
PCL. I
6' U.G. P.U.E.
PCL. III
10' X 10' U.G. P.U.E.

NELY LINE OF PCL. CONVEYED TO
CLEO U. ZEMPPENIG, INST. NO. 56480,
6/8/69, O.R., RIV. CO.

SWLY LINE OF PCL. CONVEYED TO
CLEO U. ZEMPPENIG, INST. NO. 56480,
6/8/69, O.R., RIV. CO.

6' P.U.E.

6' P.U.E.

MOST N'LY COR.
LOT 77

HARMONY DALE TR. NO. 2 M B 29/9/10 RIV. CO.

N 55°44'00"E

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

Handwritten initials or signature.