

No Fee - 6103 Government Code

9714

When recorded mail to:
City Clerk's Office
City of Riverside
City Hall,
Riverside, California 92501
PUE P1-7036

DOCUMENTARY TRANSFER TAX
\$ _____ None
Signature
CITY OF RIVERSIDE

CITY DEED NO. _____

RECEIVED FOR RECORD
JAN 23 1976
30 Min. Past 3 o'clock P.M.
At Request of
City Clerk
Book 1976 Page 9714
Recorded in Official Records
of Riverside County, California
W.H. Dwyer Recorder
FEES \$ _____

FOR RECORDER'S OFFICE USE ONLY

E A S E M E N T

78567

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
RANCHO SIERRA INDUSTRIAL PARK, a California General Partnership

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:

All those portions of Blocks 1 and 3, and Lot DD (Watt Avenue
vacated) of LA SIERRA GARDENS, on file in Book 11 of Maps,
at Pages 42 thru 50 inclusive thereof, records of Riverside
County, California, and those portions of Lots 11 and 14 in
Block 50 of the Lands of THE RIVERSIDE LAND & IRRIGATING CO.,
on file in Book 1 of Maps, at Page 70 thereof, records of
San Bernardino County, California, described as follows:

PARCEL 1

A strip of land 15.00 feet in width described as follows:

Commencing at the most easterly corner of said Block 1 of
LA SIERRA GARDENS;

Thence North 34° 22' 45" West, along the northeasterly line
of said Block 1 of LA SIERRA GARDENS, a distance of 11.00 feet
to THE TRUE POINT OF BEGINNING; said point also being in the
northwesterly line of MAGNOLIA AVENUE as described by a deed
recorded November 30, 1973, Instrument No. 155600 of Official
Records of Riverside County, California;

Thence continuing along said northeasterly line North 34° 22'
45" West, 60.00 feet;

9714

Thence North 55° 41' 30" East, parallel with said northwesterly line of MAGNOLIA AVENUE, 15.00 feet;

Thence South 34° 22' 45" East, parallel with said northeasterly line of Block 1, a distance of 60.00 feet to said northwesterly line of MAGNOLIA AVENUE;

Thence South 55° 41' 30" West, along said northwesterly line of MAGNOLIA AVENUE, 15.00 feet to said TRUE POINT OF BEGINNING.

PARCEL 2

A strip of land 10.00 feet in width; the centerline of said strip of land described as follows:

BEGINNING at a point in the northwesterly line of that certain parcel of land conveyed to the City of Riverside as Parcel 6 (Magnolia Avenue Well) by a deed recorded April 7, 1967, as Instrument No. 29733 of Official Records of said Riverside County, South 55° 41' 30" West 5.00 feet from the most northerly corner of said Parcel 6;

Thence North 34° 22' 45" West, parallel with and distant 5.00 feet Southwesterly, as measured at right angle, from the northeasterly line of said Block 1 of LA SIERRA GARDENS, a distance of 501.00 feet to a point hereinafter referred as point "A";

Thence continuing North 34° 22' 45" West, 15.00 feet to the end of this centerline description.

PARCEL 3

A strip of land 10.00 feet in width; the centerline of said strip of land described as follows:

BEGINNING at point "A" described hereinabove;

Thence North 55° 41' 30" East, 270.59 feet;

Thence North 32° 41' 33" East, 302.01 feet;

Thence North 55° 41' 30" East, 164.00 feet to a line which is parallel with and distant 5.00 feet Southwesterly, as measured at right angle, from the centerline of said Lot DD (Watt Avenue);

Thence North 34° 18' 40" West, along said parallel line, 198.12 feet;

Thence North 75° 38' 02" West, 127.85 feet to a point in the southeasterly line, bearing North 30° 40' 20" East and a distance of 660.26 feet, of that certain parcel of land conveyed as parcel 1060-4E to RIVERSIDE COUNTY FLOOD CONTROL and WATER CONSERVATION DISTRICT, by a deed recorded June 13, 1969, as Instrument No. 58931 of Official Records of said Riverside County; said point being the end of this centerline description.

PARCEL 4

A strip of land 10.00 feet in width more particularly described as follows:

BEGINNING at the most westerly corner of PARCEL 1060-5 of RECORD OF SURVEY on file in Book 31 of Record of Surveys, at Page 91 thereof, records of said Riverside County;

Thence North 30° 39' 25" East, along the northwesterly line of said Parcel 1060-5 and along the northwesterly line of Parcel 1060-4B of said RECORD OF SURVEY, a distance of 545.78 feet to the most southerly corner of that certain parcel of

8567

9714

DESCRIPTION APPROVAL
in George P. Hartshorn
Survey

land conveyed as Parcel 1060-4H to RIVERSIDE COUNTY FLOOD CONTROL and WATER CONSERVATION DISTRICT, by a deed recorded June 13, 1969, as Instrument No. 58931 of Official Records of said Riverside County;

Thence North 29° 05' 12" West (recorded North 29° 04' 17" West), 11.58 feet to a line which is parallel with and distant 10.00 feet Northwesterly, as measured at right angle, from said northwesterly line of Parcel 1060-4B of said RECORD OF SURVEY;

Thence South 30° 39' 25" West, along said parallel line, 546.96 feet to the northeasterly line of said Block 1 of LA. SIERRA GARDENS;

Thence South 34° 22' 45" East, along said northeasterly line, 11.03 feet to the point of beginning.

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.

RANCHO SIERRA INDUSTRIAL PARK, a California General Partnership

Dated 11-25-1975

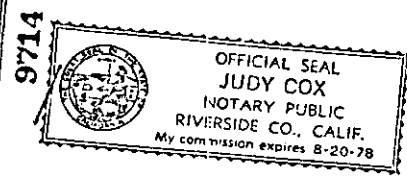
By Ray Magnon
Ray Magnon

By Charles H. Sutherland
Charles H. Sutherland

APPROVED AS TO FORM

SENIOR DEPUTY CITY ATTORNEY

STATE OF CALIFORNIA,
COUNTY OF Riverside } ss.

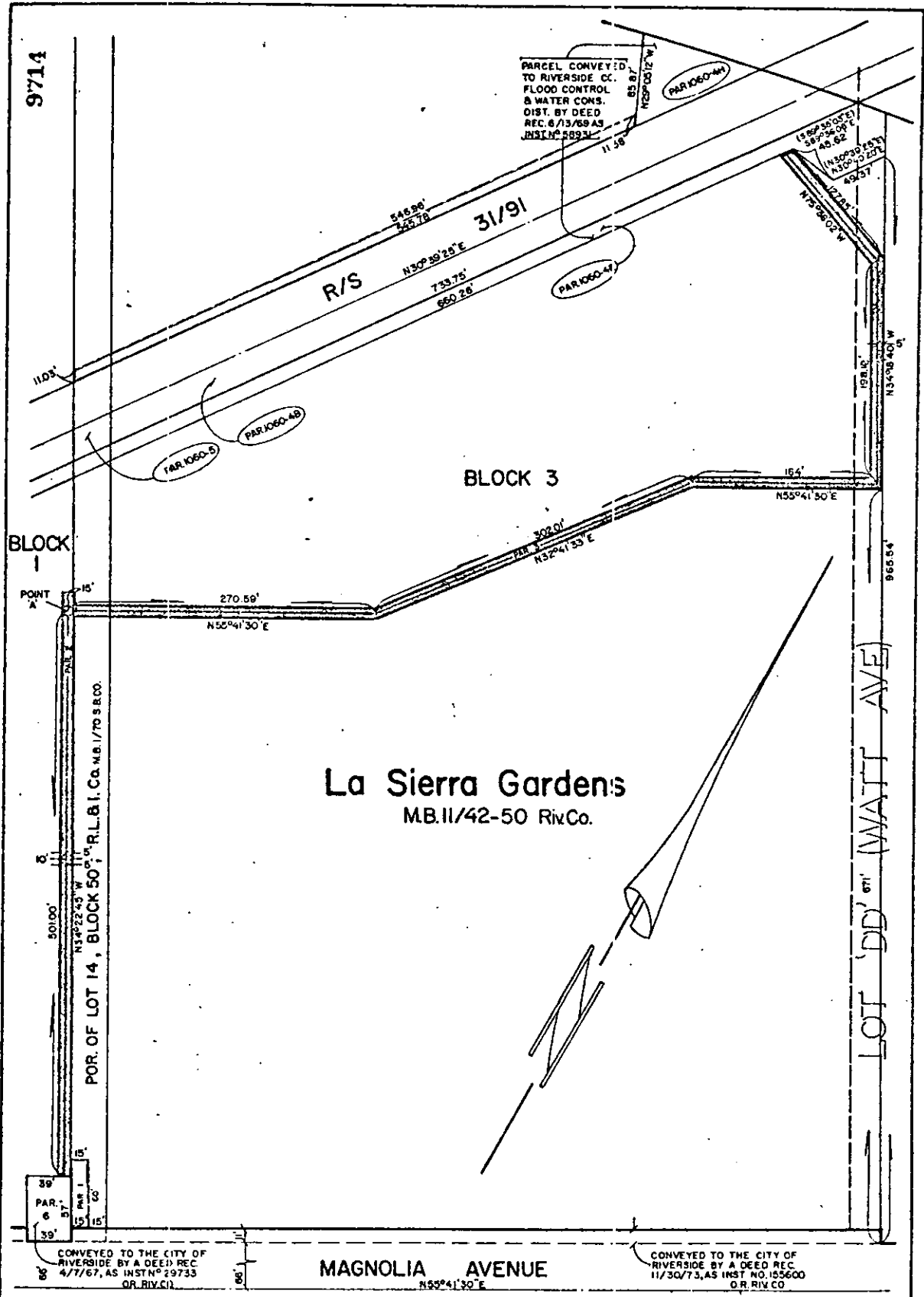


ON November 25, 1975 1975
before me, the undersigned, a Notary Public in and for said State, personally appeared Ray Magnon and Charles H. Sutherland

to be ~~executed~~ the partners of the partnership that executed the within Instrument, and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.

Judy Cox 8567
Notary Public in and for the State of California



La Sierra Gardens
 MB.11/42-50 Riv.Co.

• 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.

SCALE: 1" = 100' DRAWN BY JV DATE 4 / 3 / 74 SUBJECT P1-7038 PUE

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