

When recorded mail to:

259081

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

259081

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee. (Government Code 6103)

RECEIVED FOR RECORD

DEC 8 1978

30 Min. Past 3 o'clock P.M.
At Request of
City Clerk
Book 1978, Page 259081
Recorded in Official Records
of Riverside County, California

Recorder
FEE \$

Project: Tract 3900
P.U.E.-U5-7809

FOR RECORDER'S OFFICE USE ONLY

E A S E M E N T

3485

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
PARKDALE VILLAGE PARTNERS, a Limited Partnership,

as Grantor__, grants_ 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 electric energy 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 Tract No. 3900, on file in Book 66 of Maps, at Page 75 thereof, records of said Riverside County, more particularly described as follows:

Parcel 1

BEGINNING at the most northerly corner of Lot 2 of said Tract;
THENCE South 31° 19' West, along the northwesterly line of said Lot a distance of 2.50 feet;
THENCE South 58° 41' East, 11.00 feet;
THENCE South 13° 41' East, 28.64 feet to the southwesterly line of said Lot;
THENCE South 58° 41' East, along said southwesterly line, 7.07 feet;
THENCE North 13° 41' West, 28.64 feet;
THENCE North 31° 19' East, 2.50 feet to the northeasterly line of said Lot 2;
THENCE North 58° 41' West, along said northeasterly line 18.07 feet to the point of beginning.

Parcel 2

BEGINNING at the most westerly corner of Lot 3 of said Tract;

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THENCE South $58^{\circ} 41'$ East, along the southwesterly line of said Lot a distance of 18.07 feet;

THENCE North $31^{\circ} 19'$ East, 2.50 feet;

THENCE North $58^{\circ} 41'$ West, 6.00 feet;

THENCE North $76^{\circ} 19'$ East, 33.23 feet to the northeasterly line of said Lot;

THENCE North $58^{\circ} 41'$ West, along said northeasterly line 7.07 feet;

THENCE South $76^{\circ} 19'$ West, 33.23 feet;

THENCE North $58^{\circ} 41'$ West, 5.00 feet to the northwesterly line of said Lot;

THENCE South $31^{\circ} 19'$ West, along said northwesterly line 2.50 feet to the point of beginning.

Parcel 3

A strip of land 5.00 feet in width of which the centerline more particularly described as follows:

BEGINNING at a point in the northeasterly line of Lot 6 of said Tract, South $58^{\circ} 41'$ East a distance of 11.54 feet from the most northerly corner of said Lot;

THENCE South $13^{\circ} 41'$ East, 32.17 feet to the southwesterly line of said Lot and to the end of this centerline description.

Parcel 4

A strip of land 5.00 feet in width of which the centerline more particularly described as follows:

BEGINNING at a point in the southwesterly line of Lot 7 of said Tract, South $61^{\circ} 00'$ East, 11.54 feet from the most westerly corner of said Lot;

THENCE North $74^{\circ} 00'$ East, 32.17 feet to the northeasterly line of said Lot and to the end of this centerline description.

Parcel 5

BEGINNING at the most northerly corner of Lot 10 of said Tract;

THENCE South $29^{\circ} 00'$ West, along the northwesterly line of said Lot a distance of 2.50 feet;

THENCE South $61^{\circ} 00'$ East, 17.00 feet;

THENCE South $16^{\circ} 00'$ East, 28.64 feet to the southwesterly line of said Lot;

THENCE South $61^{\circ} 00'$ East, along said southwesterly line 7.07 feet;

THENCE North $16^{\circ} 00'$ West, 28.64 feet;

THENCE North $29^{\circ} 00'$ East, 2.50 feet to the northeasterly line of said Lot;

THENCE North $61^{\circ} 00'$ West, 24.07 feet to the point of beginning.

Parcel 6

BEGINNING at the most westerly corner of Lot 11 of said Tract;

THENCE South $61^{\circ} 00'$ East, along the southwesterly line of said Lot a distance of 24.07 feet;

THENCE North $29^{\circ} 00'$ East, 2.50 feet;

THENCE North $61^{\circ} 00'$ West, 5.00 feet;

THENCE North $74^{\circ} 00'$ East, 28.64 feet to the northeasterly line of said Lot;

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THENCE North $61^{\circ} 00'$ West, along said northeasterly line 7.07 feet;
THENCE South $74^{\circ} 00'$ West, 28.64 feet;
THENCE North $61^{\circ} 00'$ West, 12.00 feet to the northwesterly line of said Lot;
THENCE South $29^{\circ} 00'$ West, along said northwesterly line 2.50 feet to point of beginning.

Parcel 7

BEGINNING at the most northerly corner of Lot 14 of said Tract;
THENCE South $29^{\circ} 00'$ West, along the northwesterly line of said Lot a distance of 2.50 feet;
THENCE South $61^{\circ} 00'$ East, 11.00 feet;
THENCE South $16^{\circ} 00'$ East, 28.64 feet to the southwesterly line of said Lot;
THENCE South $61^{\circ} 00'$ East, along said southwesterly 7.07 feet;
THENCE North $16^{\circ} 00'$ West, 28.64 feet;
THENCE North $29^{\circ} 00'$ East, 2.50 feet to the northeasterly line of said Lot;
THENCE North $61^{\circ} 00'$ West, along said northeasterly line 18.07 feet to the point of beginning.

Parcel 8

BEGINNING at the most westerly corner of Lot 15 of said Tract;
THENCE South $61^{\circ} 00'$ East, along the southwesterly line of said Lot a distance of 18.07 feet;
THENCE North $29^{\circ} 00'$ East, 2.50 feet;
THENCE North $61^{\circ} 00'$ West, 6.00 feet;
THENCE North $74^{\circ} 00'$ East, 33.23 feet to the northeasterly line of said Lot;
THENCE North $61^{\circ} 00'$ West, along said northeasterly line 7.07 feet;
THENCE South $74^{\circ} 00'$ West, 33.23 feet;
THENCE North $61^{\circ} 00'$ West, 5.00 feet to the northwesterly line of said Lot;
THENCE South $29^{\circ} 00'$ West, along said northwesterly line 2.50 feet to the point of beginning.

Parcel 9

A strip of land 5.00 feet in width of which the centerline more particularly described as follows:

BEGINNING at a point in the northeasterly line of Lot 18 of said Tract, South $61^{\circ} 00'$ East 11.54 feet from the most northerly corner of said Lot;

THENCE South $16^{\circ} 00'$ East, 32.17 feet to the southwesterly line of said Lot and to the end of this centerline description.

Parcel 10

A strip of land 5.00 feet in width of which the centerline more particularly described as follows:

BEGINNING at a point in the southwesterly line of Lot 19 of said Tract, South $61^{\circ} 00'$ East 10.54 feet from the most westerly corner of said Lot;

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THENCE North 74° 00' East, 36.77 feet to the northeasterly line of said Lot and to the end of this centerline description.

Parcel 11

A strip of land 5.00 feet in width of which the centerline more particularly described as follows:

BEGINNING at a point in the southwesterly line of Lot 22 of said Tract, North 61° 00' West, 10.54 feet from the most southerly corner of said Lot;

THENCE North 16° 00' West, 36.77 feet to the northeasterly line of said Lot and to the end of this centerline description.

Parcel 12

A strip of land 5.00 feet in width of which the centerline more particularly described as follows:

BEGINNING at a point in the northeasterly line of Lot 23 of said Tract, North 61° 00' West, 11.54 feet from the most easterly corner of said Lot;

THENCE South 74° 00' West, 32.17 feet to the southwesterly line of said Lot and to the end of this centerline description.

Parcel 13

BEGINNING at the most southerly corner of Lot 26 of said Tract;

THENCE North 61° 00' West, along the southwesterly line of said Lot a distance of 22.07 feet;

THENCE North 29° 00' East, 2.50 feet;

THENCE North 16° 00' West, 28.64 feet to the northeasterly line of said Lot;

THENCE South 61° 00' East, along said northeasterly line 7.07 feet;

THENCE South 16° 00' East, 28.64 feet;

THENCE South 61° 00' East, 15.00 feet to the southeasterly line of said Lot;

THENCE South 29° 00' West, along said southeasterly line 2.50 feet to the point of beginning.

Parcel 14

BEGINNING at the most easterly corner of Lot 27 of said Tract;

THENCE North 61° 00' West, along the northeasterly line of said Lot a distance of 22.07 feet;

THENCE South 29° 00' West, 2.50 feet;

THENCE South 61° 00' East, 4.00 feet;

THENCE South 74° 00' West, 28.64 feet to the southwesterly line of said Lot;

THENCE South 61° 00' East, along said southwesterly line 7.07 feet;

THENCE North 74° 00' East, 28.64 feet;

THENCE South 61° 00' East, 11.00 feet to the southeasterly line of said Lot;

THENCE North 29° 00' East, along said southeasterly line 2.50 feet to the point of beginning.

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Parcel 15

BEGINNING at the most southerly corner of Lot 30 of said Tract;
THENCE North $61^{\circ} 00'$ West, along the southwesterly line of said Lot a distance of 13.07 feet;
THENCE North $29^{\circ} 00'$ East, 2.50 feet;
THENCE North $15^{\circ} 00'$ West, 28.64 feet to the northeasterly line of said Lot;
THENCE South $61^{\circ} 00'$ East, along said northeasterly line 7.07 feet;
THENCE South $16^{\circ} 00'$ East, 28.64 feet;
THENCE South $61^{\circ} 00'$ East, 11.00 feet to the southeasterly line of said Lot;
THENCE South $29^{\circ} 00'$ West, along said southeasterly line 2.50 feet to the point of beginning.

Parcel 16

BEGINNING at the most easterly corner of Lot 31 of said Tract;
THENCE North $61^{\circ} 00'$ West, along the northeasterly line of said Lot a distance of 18.07 feet;
THENCE South $29^{\circ} 00'$ West, 2.50 feet;
THENCE South $61^{\circ} 00'$ East, 6.00 feet;
THENCE South $74^{\circ} 00'$ West, 33.23 feet to the southwesterly line of said Lot;
THENCE South $61^{\circ} 00'$ East, along said southwesterly line 7.07 feet;
THENCE North $74^{\circ} 00'$ East, 33.23 feet;
THENCE South $61^{\circ} 00'$ East, 5.00 feet to the southeasterly line of said Lot;
THENCE North $29^{\circ} 00'$ East, along said southeasterly line 2.50 feet to the point of beginning.

Parcel 17

A strip of land 5.00 feet in width of which the centerline more particularly described as follows:

BEGINNING at a point in the southwesterly line of Lot 34 of said Tract, North $61^{\circ} 00'$ West, 11.54 feet from the most southerly corner of said Lot;

THENCE North $16^{\circ} 00'$ West, 32.17 feet to the northeasterly line of said Lot and to the end of this centerline description.

Parcel 18

A strip of land 5.00 feet in width of which the centerline more particularly described as follows:

BEGINNING at a point in the northeasterly line of Lot 35 of said Tract, North $58^{\circ} 41'$ West, 11.54 feet from the most easterly corner of said Lot;

THENCE South $76^{\circ} 19'$ West, 32.17 feet to the southwesterly line of said Lot and to the end of this centerline description.

Parcel 19

BEGINNING at the most southerly corner of Lot 38 of said Tract;

THENCE North $58^{\circ} 41'$ West, along the southwesterly line of said Lot a distance of 22.07 feet;

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THENCE North $31^{\circ} 19'$ East, 2.50 feet;
THENCE North $13^{\circ} 41'$ West, 28.64 feet to the northeasterly line of said Lot;
THENCE South $58^{\circ} 41'$ East, along said northeasterly line 7.07 feet;
THENCE South $13^{\circ} 41'$ East, 28.64 feet;
THENCE South $58^{\circ} 41'$ East, 15.00 feet to the southeasterly line of said Lot;
THENCE South $31^{\circ} 19'$ West, along said southeasterly line 2.50 feet to the point of beginning.

Parcel 20

BEGINNING at the most easterly corner of Lot 39 of said Tract;
THENCE North $58^{\circ} 41'$ West, along the northeasterly line of said Lot a distance of 22.07 feet;
THENCE South $31^{\circ} 19'$ West, 2.50 feet;
THENCE South $58^{\circ} 41'$ East, 4.00 feet;
THENCE South $76^{\circ} 19'$ West, 28.64 feet to the southwesterly line of said Lot;
THENCE South $58^{\circ} 41'$ East, along said southwesterly line 7.07 feet;
THENCE North $76^{\circ} 19'$ East, 28.64 feet;
THENCE South $58^{\circ} 41'$ East, 11.00 feet to the southeasterly line of said Lot;
THENCE North $31^{\circ} 19'$ East, along said southeasterly line 2.50 feet to the point of beginning.

Parcel 21

BEGINNING at the most northerly corner of Lot 42 of said Tract;
THENCE South $61^{\circ} 00'$ East, along the northeasterly line of said Lot a distance of 18.07 feet;
THENCE South $29^{\circ} 00'$ West, 2.50 feet;
THENCE South $16^{\circ} 00'$ East, 28.64 feet to the southwesterly line of said Lot;
THENCE North $61^{\circ} 00'$ West, along said southwesterly line 7.07 feet;
THENCE North $16^{\circ} 00'$ West, 28.64 feet;
THENCE North $61^{\circ} 00'$ West, 11.00 feet to the northwesterly line of said Lot;
THENCE North $29^{\circ} 00'$ East, along said northwesterly line 2.50 feet to the point of beginning.

Parcel 22

BEGINNING at the most westerly corner of Lot 43 of said Tract;
THENCE South $61^{\circ} 00'$ East, along the southwesterly line of said Lot a distance of 18.07 feet;
THENCE North $29^{\circ} 00'$ East, 2.50 feet;
THENCE North $61^{\circ} 00'$ West, 6.00 feet;
THENCE North $74^{\circ} 00'$ East, 33.23 feet to the northeasterly line of said Lot;
THENCE North $61^{\circ} 00'$ West, along said northeasterly line 7.07 feet;

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THENCE South $74^{\circ} 00'$ West, 33.23 feet;

THENCE North $61^{\circ} 00'$ West, 5.00 feet to the northwesterly line of said Lot;

THENCE South $29^{\circ} 00'$ West, along said northwesterly line 2.50 feet to the point of beginning.

Parcel 23

BEGINNING at a point in the northwesterly line of Lot 46 of said Tract, North $29^{\circ} 00'$ East, 2.75 feet from the most westerly corner of said Lot;

THENCE South $61^{\circ} 00'$ East, parallel with the southwesterly line of said Lot a distance of 16.00 feet;

THENCE South $16^{\circ} 00'$ East, 32.17 feet to a line which is parallel with and distant 2.75 feet northeasterly, as measured at right angle, from the southwesterly line of Lot 45 of said Tract;

THENCE North $61^{\circ} 00'$ West, along said parallel 7.07 feet;

THENCE North $16^{\circ} 00'$ West, 25.10 feet;

THENCE North $61^{\circ} 00'$ West, 13.93 feet to the northwesterly line of said Lot 45;

THENCE North $29^{\circ} 00'$ East, along said northwesterly line of said Lots 45 and 46 a distance of 5.00 feet to the point of beginning.

DESCRIPTION APPROVAL
by *Jorge Gutierrez* 10/2/78 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 repossess 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 electric energy 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 November 22, 1978

PARKDALE VILLAGE PARTNERS, Limited Partnership
BY: DEVELOPMENT CO., INC., general partner

259081
Form 3006 (9/66) - Corporation as a Partner of a Limited Partnership
First American Title Company

STATE OF CALIFORNIA }
COUNTY OF Orange } ss.
On 11-22-78 before me, the undersigned, a Notary Public in and for
said State, personally appeared A.W. KABALAIS
known to me to be the President, and J.N. EDWART, JR.
known to me to be the Secretary of

DEVELOPMENT CO., INC.
the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of said corporation, said corporation being known to me to be the general partner of PARKDALE VILLAGE PARTNERS, the limited partnership that executed the within instrument, and acknowledged to me that such partner and that such partnership executed the same.

WITNESS my hand and official seal
Signature: Valerie Dee Keck
VALERIE DEE KECK
Name (Typed or Printed)

[Signature]
Treasurer
11-22-78

Official Seal
OFFICIAL SEAL
VALERIE DEE KECK
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Expires March 18, 1979
d by this is hereby on of the on of this

(This area for official notarial seal)

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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 electric energy 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 November 22, 1978

PARKDALE VILLAGE PARTNERS, Limited Partnership

BY: DEVELOPMENT CO., INC, general partner

By: *[Signature]*

A.W. Rabalais, President

By: *[Signature]* 11-22-78

J.N. Ewart, Jr. Secretary-Treasurer

APPROVED AS TO FORM

Clarence S. Sweeney
S. DEPUTY CITY ATTORNEY

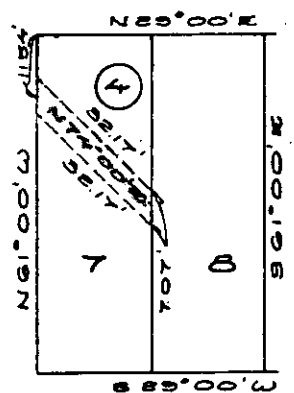
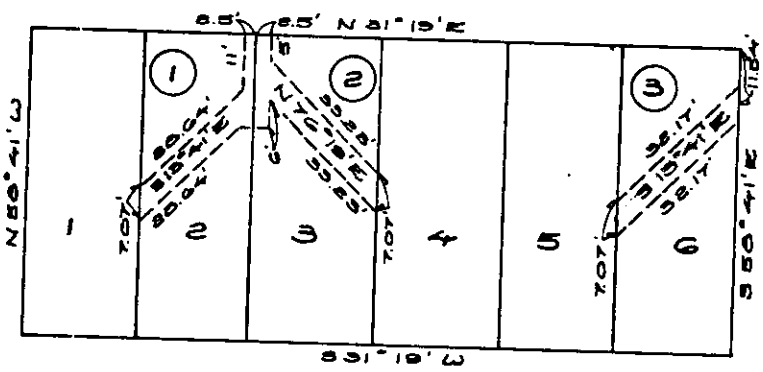
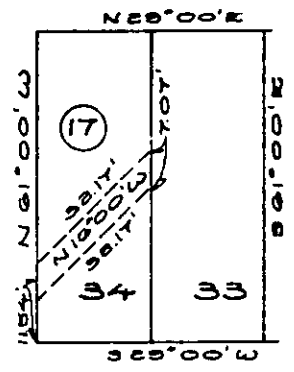
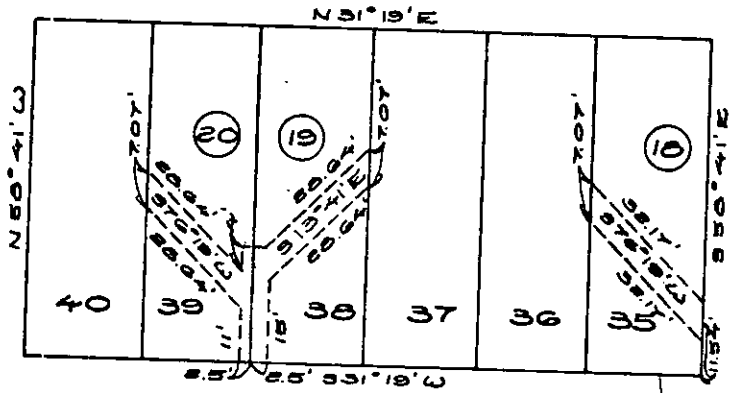
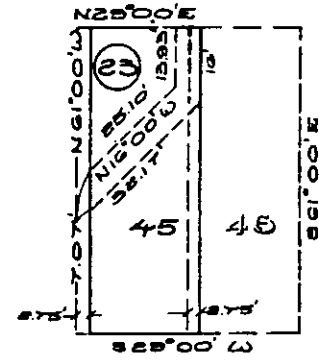
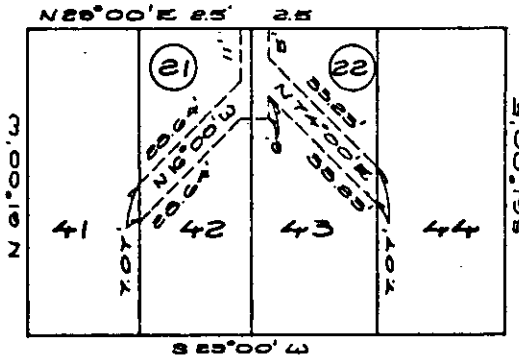
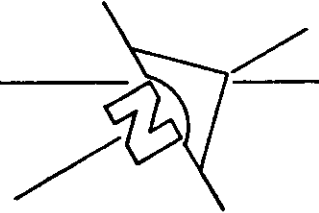
CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by this instrument to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 as Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

dated 12/8/78

[Signature]
Property Services Manager

259081



SEE SHEET 2

• CITY OF RIVERSIDE, CALIFORNIA •

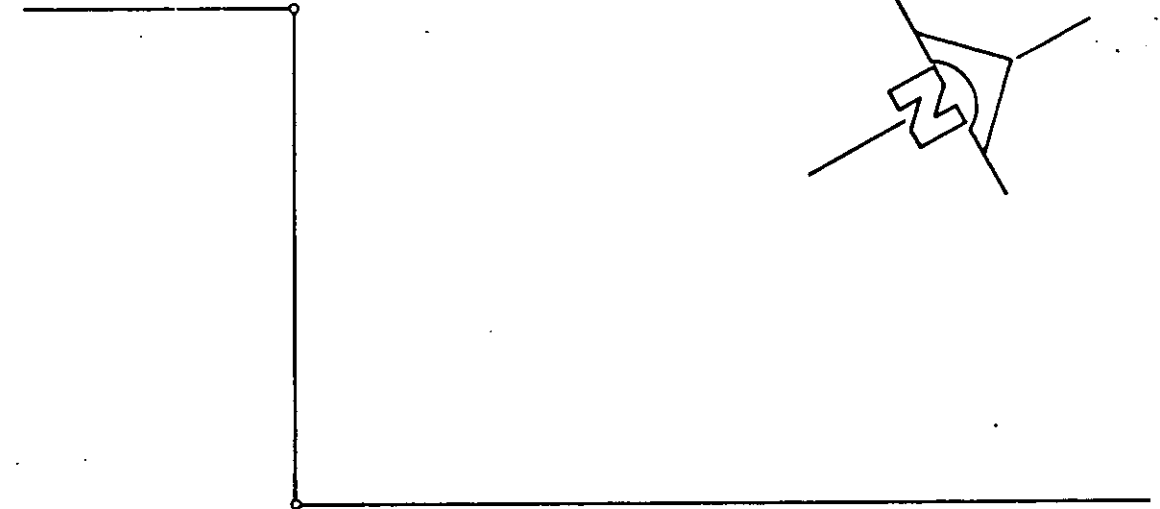
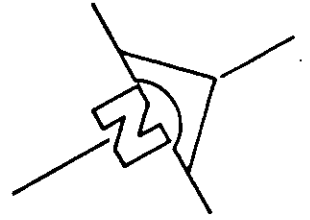
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 3

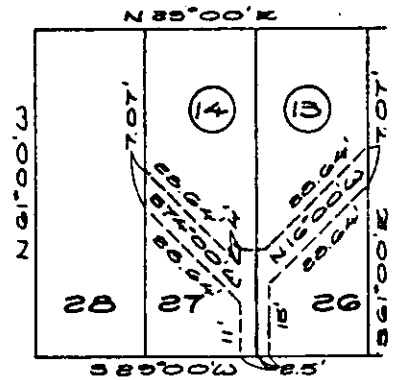
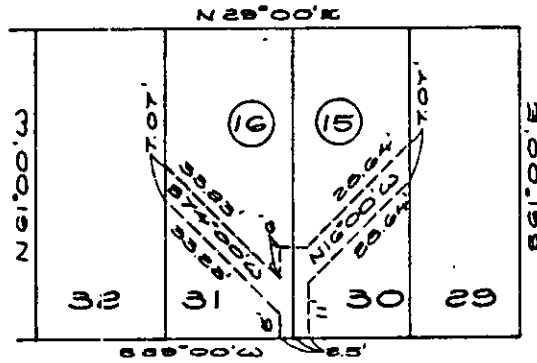
SCALE: 1" = 30' DRAWN BY: GPC/DATE 9/26/18 SUBJECT: TRACT 3900-PUE-05-7809

9485

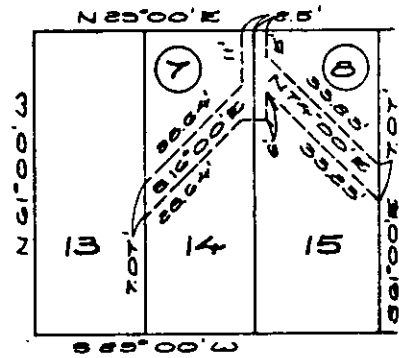
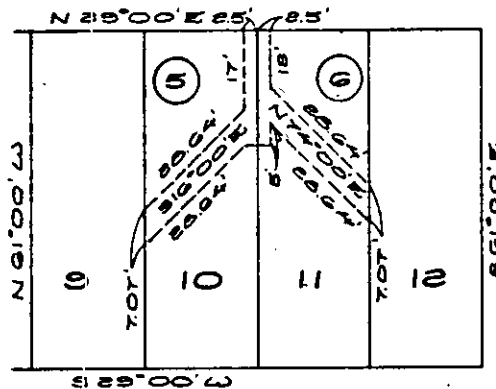
259081



SEE SHEET 1



SEE SHEET 3



• 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 2 OF 3

SCALE: 1" = 30'

DRAWN BY: GPE DATE: 9/26/78

SUBJECT: TRACT 3000-PUE-05-7809

9485

