When recorded mail to:

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

391099

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
AT 11:00 O'CLOCK A.M.

OCT 16 1992

Recorded in Official Records of Riverside County, California
Recorder
Fees $

FOR RECORDER'S OFFICE USE ONLY

13396

Project: 2891 Canyon Springs Pkwy
P.U.E.

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CANYON SPRINGS NORTH VENTURE, a California General Partnership, as Grantor, grants to the CITY OF RIVERSIDE, a 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 electrical energy distribution facilities, together with all necessary appurtenances, in, under, upon, over and along that certain real property as 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

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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 energy distribution facilities.

Dated October 6th, 1992

CANYON SPRINGS NORTH VENTURE,
a California General Partnership

by _____
Mark A. Thompson
Title General Partner

by _____
Jay C. Self
Title General Partner

APPROVED AS TO FORM
10/9/92
CAROLYN CONTER
ASSISTANT CITY ATTORNEY

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a 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. 14883 of said City Council adopted January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated October 16, 1992

_____
Real Property Services Manager
of the City of Riverside

CYNSPNGS.E

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EXHIBIT "A"
P.U.E. - 2891 CANYON SPRINGS PARKWAY

THOSE PORTIONS OF PARCELS 68, 70 AND 71 OF PARCEL MAP No. 19617 AS SHOWN BY MAP ON FILE IN BOOK 128 OF PARCEL MAPS, AT PAGES 91 THROUGH 103 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF CAMPUS PARKWAY AND DAY STREET AS SHOWN ON SAID PARCEL MAP No. 19617;

THENCE NORTH 00°00'14" WEST, ALONG SAID CENTERLINE OF DAY STREET, A DISTANCE OF 366.35 FEET;

THENCE NORTH 89°59'46" WEST, A DISTANCE OF 55.00 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF DAY STREET AS SHOWN BY SAID PARCEL MAP No. 19617; SAID POINT ALSO BEING THE NORTHEAST CORNER OF PARCEL "B" OF THOSE CERTAIN PARCELS OF LAND DESCRIBED BY DOCUMENT RECORDED JANUARY 22, 1990 AS INSTRUMENT No. 25707 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE NORTH 89°59'46" WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL "B", A DISTANCE OF 113.60 FEET TO A POINT IN A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 700.00 FEET; THE RADIAL LINE TO SAID POINT BEARS NORTH 16°21'54" WEST;

THENCE WESTERLY, ALONG SAID CURVE, ALSO BEING ALONG THE NORTHERLY LINE OF SAID PARCEL "B", THROUGH A CENTRAL ANGLE OF 03°06'38", AN ARC LENGTH OF 38.00 FEET TO THE **TRUE POINT OF BEGINNING**; THE RADIAL LINE TO SAID POINT BEARS NORTH 19°28'32" WEST;

THENCE WESTERLY, CONTINUING ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°49'30", AN ARC LENGTH OF 10.08 FEET;

THENCE NORTH 27°00'03" WEST A DISTANCE OF 32.95 FEET TO A POINT IN THE SOUTHERLY BOUNDARY OF PARCEL "D" OF SAID INSTRUMENT No. 25707;

THENCE NORTH 57°26'18" WEST, ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 135.10 FEET TO AN ANGLE POINT IN SAID SOUTHERLY BOUNDARY OF SAID PARCEL "D";

THENCE NORTH 57°26'18" WEST A DISTANCE OF 22.00 FEET;

THENCE NORTH 32°33'42" EAST A DISTANCE OF 34.00 FEET;

THENCE SOUTH 57°26'18" EAST A DISTANCE OF 22.00 FEET TO A POINT IN THE WESTERLY BOUNDARY OF SAID PARCEL "D";

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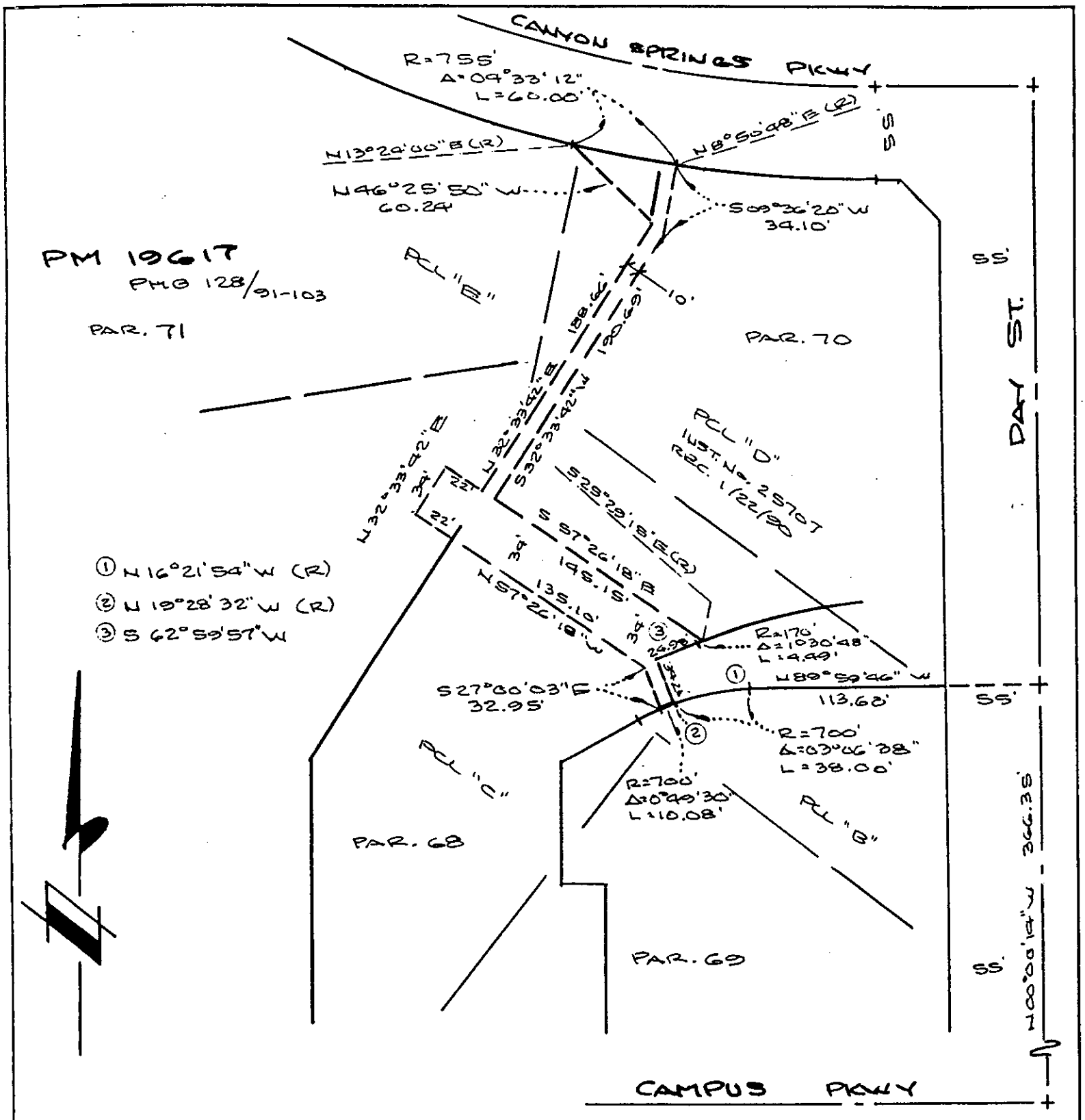

• CITY OF RIVERSIDE, CALIFORNIA •

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	11/21-2
SCALE: 1" = [redacted]	DRAWN BY LF DATE 9/16/92	SUBJECT 2891 CANYON SPRINGS

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