

99205

When recorded mail to:

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

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

Project: Tract No. 11118  
12321 & 12391 Sampson Avenue

RECEIVED FOR RECORD  
5:00 Min. Past 12:00 clock P.M.  
At Request of  
*City Clerk*  
Book 17817 Page *377*

MAY 29 1981

Recorded in Official Records  
of Riverside County, California

*D. D. [Signature]*  
Recorder  
FEES \$

FOR RECORDER'S OFFICE USE ONLY

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
BUCHANAN-SAMPSON (RIVERSIDE) INDUSTRIAL, LTD., a California limited partnership,

as Grantors, grant 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 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 that portion of Lot 12 of Tract No. 11118, as shown by map on file in Book 109, Page 96 of Maps, records of said Riverside County, more particularly described as follows:

COMMENCING at a point in the southwesterly line of said Lot, distant thereon South 34° 18' 15" East, 40.00 feet from the most westerly corner of said Lot;

THENCE North 55° 41' 45" East, 10.00 feet to a line which is parallel with and distant 10.00 northeasterly as measured at right angle from said southwesterly line of Lot 12 and to the true point of beginning;

THENCE South 34° 18' 15" East, along said parallel line 20.00 feet;

THENCE North 55° 41' 45" East, 25.00 feet;

THENCE North 34° 18' 15" West, 20.00 feet;

THENCE South 55° 41' 45" West, 25.00 feet to said true point of beginning.

Area - 500 Square feet.

DESCRIPTION APPROVAL  
By *[Signature]* 3/7/81  
Recorder

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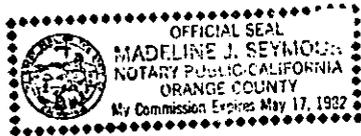
State of California )  
County of Orange ) ss

On this 27th day of April, before me, the under  
signed, a Notary Public in and for said County and State, personally  
appeared WILLIAM F. URBANO,

known to me to be one of the partners of the Limited Partnership that  
executed the within instrument, and acknowledged to me that Limited  
Partnership executed the same.

WITNESS my hand and Official Seal.

Madeline J. Seymour  
Notary Public in and for said  
County and State.

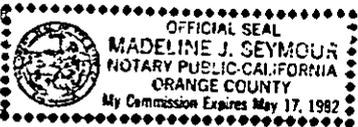


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Form 3005—Corporation as a Partner of a Partnership  
First American Title Company

STATE OF CALIFORNIA }  
 COUNTY OF ORANGE } ss.  
 On this 27<sup>th</sup> day of April, 1981, before me  
 a Notary Public in and for said State personally appeared Garnet E. Gahagan  
 known to me to be the \_\_\_\_\_ President, and Thomas L. Channell, II  
 known to me to be the \_\_\_\_\_ Secretary of National Investment Properties, 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  
general  
 known to me to be one of the partners of BUCHANAN-MAGNOLIA INVESTMENT PARTNERSHIP,  
Gen. Partner of BUCHANAN-SAMPSON (Riverside) INDUSTRIAL, LTD.  
 the partnership that executed the within instrument, and acknowl-  
 edged to me that such corporation executed the same as such  
 partner and that such partnership executed the same.  
 WITNESS my hand and official seal.  
 Signature Madeline J. Seymour  
MADLINE J. SEYMOUR  
 Name (Typed or Printed)



(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 con-  
 structing, reconstructing, maintaining, operating, inspecting, repairing,  
 replacing, relocating, renewing and removing said electric energy  
distribution facilities

Provided, however, that the Grantor re-  
 serves 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 April 27, 1981

BUCHANAN-SAMPSON (RIVERSIDE) INDUSTRIAL, LTD.,  
 a California limited partnership,  
INVESTMENT  
 BUCHANAN-MAGNOLIA PARTNERSHIP  
 by NATIONAL INVESTMENT PROPERTIES, INC.  
 (GENERAL PARTNER)

APPROVED AS TO FORM  
Ronald M. Christensen  
 DEPUTY CITY ATTORNEY

By Garnet E. Gahagan / Thomas L. Channell II  
 GARNET E. GAHAGAN, President / THOMAS L. CHANNELL, II Secretary  
William F. Urbano  
 WILLIAM F. URBANO, Gen. Partner

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 5/29/81

Property Services Manager

10095

99205

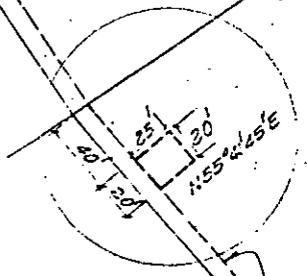
BUCHANAN AVENUE  
N 62° 18' 15" W

TRACT NO. 11118  
M.B. 109/96 RIV. CO.

03

N 62° 03' 22" E

12



EXISTING 10' PUBLIC UTILITIES EASEMENT  
S 58° 18' 15" E

11

SAMPSON AVENUE  
N 68° 03' 00" E

30'



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

6/02-1

SCALE: 1" = 80'

DRAWN BY GS DATE 2/24/81

SUBJECT TRACT NO. 11118 - P.U.E.

10095