

46120

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)

RECEIVED FOR RECORD  
Mr. Past *[Signature]* M.

FEB - 8 1991

Recorded in Official Records  
of Riverside County, California

*[Signature]*  
Recorder  
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: 1790-1880 Iowa Avenue  
Public Utilities Easement

12892

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CITRUS PARK BUSINESS CENTER PARTNERSHIP, 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 electric energy distribution facilities, together with all necessary appurtenances, in, under, upon, over and along that certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Parcel 5 of Parcel Map No. 25073, as shown by map on file in Book 163, Pages 84 and 85 of Parcel Maps, records of Riverside County, California, described as follows:

BEGINNING at the northwesterly corner of said Parcel 5;

THENCE South 0° 14' 50" East, along the westerly line of said Parcel 5, a distance of 12.40 feet to a point in a line concentric with and distant 10.00 feet southeasterly, as measured radially, from the northwesterly line of said Parcel 5; said point being the beginning of a non-tangent curve concaving southeasterly, having a radius of 5707.19 feet and to which the radial line bears North 36° 31' 06" West;

THENCE northeasterly to the right along said curve and along said parallel line through a central angle of 0° 56' 51" an arc length of 94.39 feet to a line parallel with and distant 190.00 feet northerly, as measured at right angles, from the southerly line of said Parcel 5;

THENCE South  $89^{\circ} 48' 12''$  East, along said last mentioned parallel line, a distance of 245.44 feet;

THENCE South  $0^{\circ} 14' 50''$  East, along a line parallel with said westerly line, a distance of 26.68 feet to the northerly line of that certain easement dedicated to the City of Riverside for electrical energy distribution facilities designated as 4' P.U.E. lying within said Parcel 5;

THENCE North  $89^{\circ} 45' 10''$  East, along said northerly line, a distance of 4.00 feet to the northeasterly corner of said easement;

THENCE North  $0^{\circ} 14' 50''$  West, along a line parallel with said westerly line, a distance of 36.65 feet to a line parallel with and distant 200.00 feet northerly, as measured at right angles, from said southerly line;

THENCE North  $89^{\circ} 48' 12''$  West, along said last mentioned parallel line, a distance of 252.59 feet to a point in said northwesterly line of Parcel 5; said point being the beginning of a non-tangent curve concaving southeasterly, having a radius of 5717.19 feet and to which the radial line bears North  $35^{\circ} 32' 18''$  West;

THENCE southwesterly to the left along northwesterly line and along said last mentioned curve through a central angle of  $0^{\circ} 54' 23''$  an arc length of 90.45 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM that portion lying within said 4' P.U.E.

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 electric energy distribution facilities.

DESCRIPTION APPROVAL 1/17/91  
George P. Hutchinson by Kgp  
 SURVEYOR, CITY OF RIVERSIDE



Dated 1-28-91

CITRUS PARK BUSINESS CENTER PARTNERSHIP,  
a California general partnership

*PRB*

By [Signature]  
Title AGENT

By RICHARD B. HERR  
Title AGENT

CONSENT TO RECORDATION

APPROVED AS TO FORM  
[Signature]  
CITY CLERK

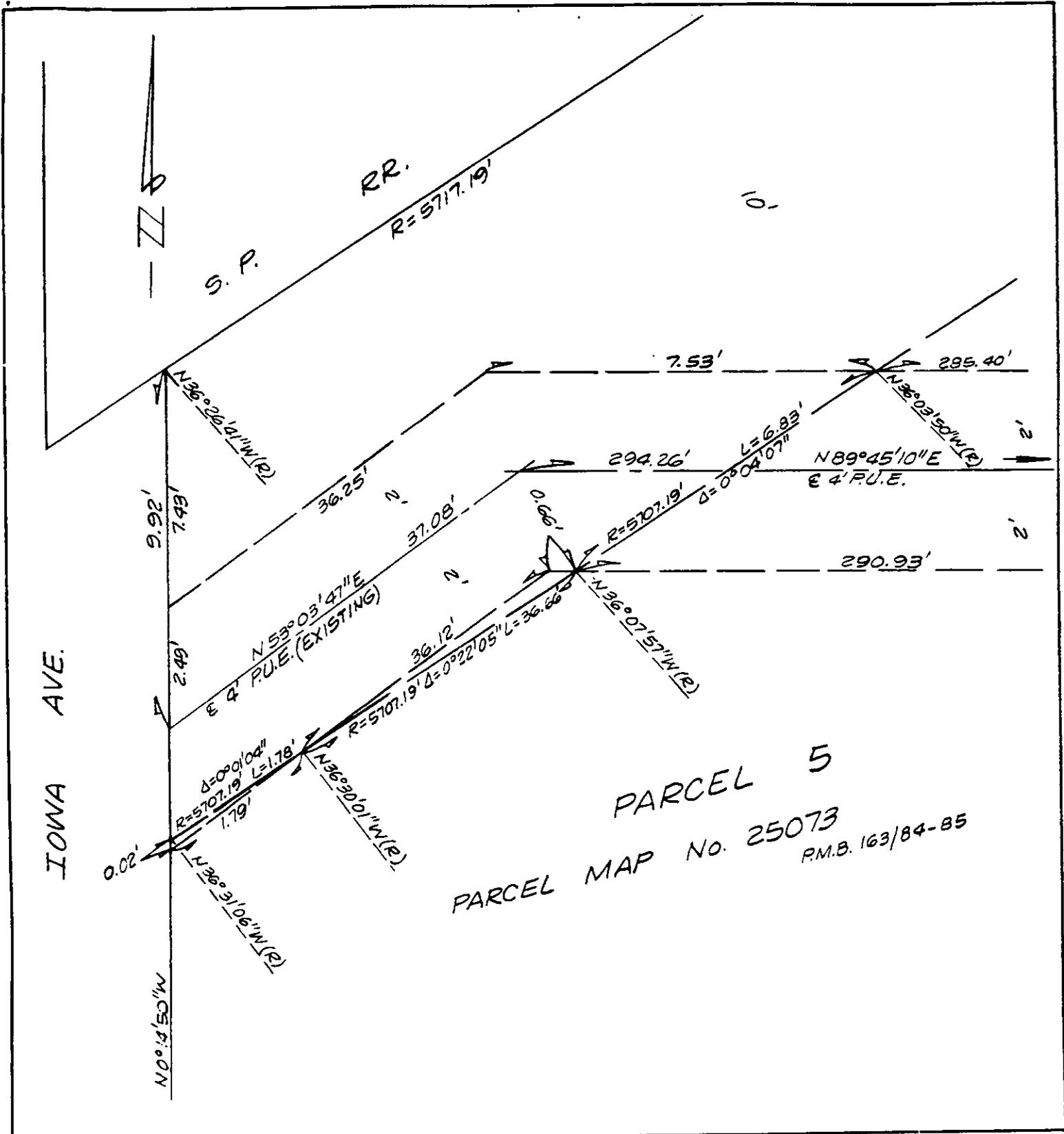
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 14883 of said City Council adopted January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated February 8, 1991

[Signature]  
Real Property Services Manager  
of the City of Riverside

K/1410u/w  
01/16/91





PARCEL 5

PARCEL MAP No. 25073  
P.M.B. 163/84-85

• 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 2

12/17

SCALE: 1" = NONE

DRAWN BY Kgs DATE 1/7/90

SUBJECT 1790-1880 IOWA AVE. - P.U.E.