

0317

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

JAN 26 1996

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$

FREE RECORDING

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

FOR RECORDER'S OFFICE USE ONLY

Project: **8900 Mesa Oak Drive**
Tract No. 21834

13928

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **LEON RICHARD PANGBURN, III**, a single man, as Grantor, grants to the CITY OF RIVERSIDE, a municipal corporation of the State of California, 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 located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of lot 40 of Tract No. 21834 as shown by map on file in Book 197 of Maps, pages 42 through 47 inclusive thereof, records of Riverside County, California, described as follows:

COMMENCING at the southerly corner of said Lot 40; said corner being a point in a non-tangent curve concave southeasterly and having a radius of 1057.00 feet; the radial line to said point bears North 52°43'43" West;

THENCE northeasterly, along said curve, through a central angle of 00°16'33" an arc length of 5.09 feet to the **TRUE POINT OF BEGINNING**; the

radial line to said point bears North 52°27'10" West;

THENCE northeasterly, continuing along said curve, through a central angle of 00°17'36", an arc length of 5.41 feet;

THENCE North 37°50'26' East, 20.55 feet;

THENCE North 52°09'34" West, 6.00 feet;

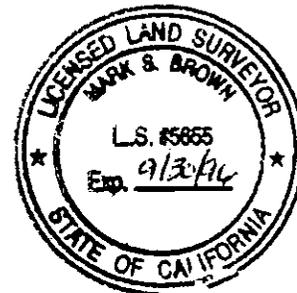
THENCE South 37°50'26' West, 20.55 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1063.00 feet;

THENCE southwesterly, along said curve, through a central angle of 00°17'36" an arc length of 5.45 feet;

THENCE South 52°27'10" East, 6.00 feet to said **TRUE POINT OF BEGINNING**.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Mark S. Brown 10/25/95 Prep. LF
 Mark S. Brown, L.S. 5655 Date
 License Expires 9/30/99



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 **electrical energy distribution facilities..**

Dated 1-4-96

Leon Richard Pangburn, III
LEON RICHARD PANGBURN, III

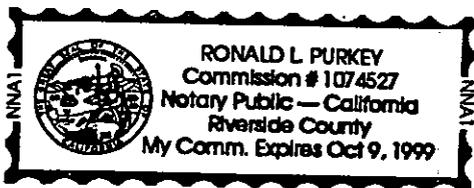
State of California

County of RIVERSIDE

On JANUARY 4, 1996 before me, RONALD L. PURKEY NOTARY PUBLIC

personally appeared LEON RICHARD PANGBURN III

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Ronald L. Purkey
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Real Property Acquisition Agreement

Document Date: January 4, 1996 Number of Pages: 5

Signer(s) Other Than Named Above: MARK S. BROWN & KATHI WEAD

Capacity(ies) Claimed by Signer(s)

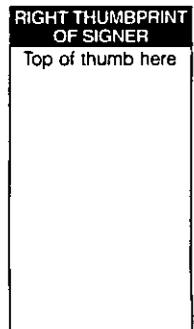
Signer's Name: LEON RICHARD PANGBURN III Signer's Name: _____

- Individual
- Corporate Officer
- Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

- Individual
- Corporate Officer
- Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)

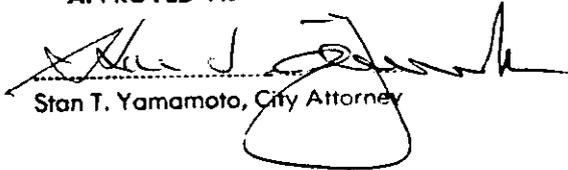
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 1/16/96


Real Property Services Manager
of the City of Riverside

mesaok.pue

APPROVED AS TO FORM


Stan T. Yamamoto, City Attorney



1 inch = 40 feet

Symbology

- Parcel Line
- ROW Line
- Project Limits Boundary

Mesa Oak Dr

Golden Rain Rd

Orange Terrace Pkwy

Tract 21834

MB 197/42-47
Riv. Co.

40

41

8900

8900

$R=1003'$
 $\Delta=00^{\circ}17'36''$
 $L=5.45'$
 $N82^{\circ}43'43'' \text{ L (R)}$

$N37^{\circ}50'24'' \text{ E}$
 $20.95'$

$R=1057'$
 $\Delta=00^{\circ}16'33''$
 $L=5.09'$

$R=1057'$
 $\Delta=00^{\circ}17'36''$
 $L=5.41'$

$N52^{\circ}27'15'' \text{ W (R)}$

57'

33'

33'

33'

33'

33'

57'

103-1

Map Produced on
 October 10, 1975
 All other parcels shown on this map are the subject of
 other maps on file with the County of Riverside. The
 accuracy of the data shown on this map is not
 warranted by the County of Riverside.

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.

103/1
 REV. 10/25
 WF