

When recorded mail to:

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

DOC # 2006-0615046

08/21/2006 08:00A Fee:NC

Page 1 of 6

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



FREE RECORDING

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

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			6						
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									503

Project: Tr 31512
APN 206-230-009
Address: 3856 Rumba Street

D- 15845

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503

EASEMENT

PRESTIGE HOMES L.P., A California Limited Partnership, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the 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 ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES, together with all necessary appurtenances, in, under, upon, over and along that certain real property 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 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 AND TELECOMMUNICATION FACILITIES.

PRESTIGE HOMES L.P.,
A California Limited Partnership

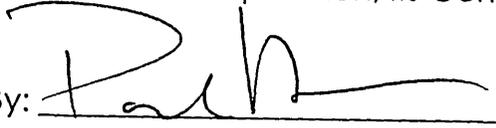
Dated _____

By: _____

Print Name: _____

Title: _____

By: **Distinguished Prestige Homes, Inc.**, a
California corporation, its General Partner

By:  _____

Print Name: _____

Paul R. Roman
Vice President of Operations

Title: _____



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GENERAL ACKNOWLEDGEMENT

State of California }
County of San Bernardino } ss

On Aug 10, 2006, before me Christine Suzann Montes
(date) (name)

a Notary Public in and for said State, personally appeared

Paul R. Roman
Name(s) of Signer(s)

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.

Christine Suzann Montes
Signature



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
() Corporate Officer(s)
Title _____
Title _____

() Guardian/Conservator
() Individual(s)
() Trustee(s)
() Other

() Partner(s)
() General
() Limited

The party(ies) executing this document is/are 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. 21027 of said City Council adopted September 6, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

DATED 8/21/06

CITY OF RIVERSIDE

By: Amelia M. Valeri

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY: Richard M. [Signature]
Deputy City Attorney

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LEGAL DESCRIPTION

BEING A PORTION OF LOT 14 TRACT 31512 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS RECORDED IN BOOK 376 PAGES 1-6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

PARCEL A

COMMENCING AT THE MOST SOUTHWESTERLY CORNER OF SAID LOT 14;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT 14 NORTH 04°09'33" EAST, A DISTANCE OF 43.80 FEET TO THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID WESTERLY BOUNDARY SOUTH 85°50'27" EAST, A DISTANCE OF 4.00 FEET;

THENCE NORTH 04°09'33" EAST, A DISTANCE OF 3.44 FEET TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 17.00 FEET, A RADIAL BEARING TO SAID BEGINNING OF CURVE BEARS NORTH 68°51'58" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°27'08," A DISTANCE OF 5.77 FEET;

THENCE NORTH 40°35'10" EAST, A DISTANCE OF 31.14 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 7.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°12'44", A DISTANCE OF 6.13 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 535.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 00°47'54" EAST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°54'54," A DISTANCE OF 8.54 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 14;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT 14 THE FOLLOWING COURSES:

THENCE SOUTH 40°35'10" WEST, A DISTANCE OF 31.00 FEET TO A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 21.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGEL OF 21°09'54," A DISTANCE OF 7.76 FEET TO A NONTANGENT LINE, A RADIAL BEARING TO OF SAID POINT BEARS NORTH 70°34'44" WEST;

THENCE ALONG SAID LINE SOUTH 04°09'33" WEST, A DISTANCE OF 4.00 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 175 SQUARE FEET MORE OR LESS.

Vincent Kleppe
VINCENT G. KLEPPE LS 7181

EXP. 12-31-07

PREPARED FOR AND ON BEHALF OF THE PRIZM GROUP

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8/2/06
DATE



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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL B

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF SAID LOT 14;

THENCE WESTERLY ALONG A CURVE ON NORTHERLY BOUNDARY OF SAID LOT 14 THROUGH A CENTRAL ANGLE 00°50'09", A DISTANCE OF 7.86 FEET. A RADIAL BEARING TO BEGINNING OF SAID CURVE BEARS NORTH 02°32'58" EAST;

THENCE LEAVING SAID CURVE AND NORTHERLY BOUNDARY OF SAID LOT 14 ALONG A RADIAL LINE SOUTH 01°42'49" WEST, A DISTANCE OF 4.00 FEET TO A THE BEGINNING OF A NON TANGENT CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 535.00 FEET, SAID CURVE LYING 4.00 FEET SOUTHERLY FROM AND CONCENTRIC TO SAID NORTHERLY BOUNDARY OF SAID LOT 14;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°49'26", A DISTANCE OF 7.69 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 14, A RADIAL BEARING TO SAID POINT BEARS NORTH 02°32'15" EAST;

THENCE ALONG SAID EASTERLY BOUNDARY OF SAID LOT 14 NORTH 04°09'33" EAST, A DISTANCE OF 4.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 31 SQUARE FEET MORE OR LESS.

Vincent Kleppe

VINCENT G. KLEPPE LS 7181
EXP. 12-31-07

6/2/06

DATE



PREPARED FOR ON AND BEHALF OF THE PRIZM GROUP

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DESCRIPTION APPROVAL:

BY: *Mark S. Brown* 07-17-06

DATE

FOR: MARK S. BROWN
CITY SURVEYOR



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LOT 14

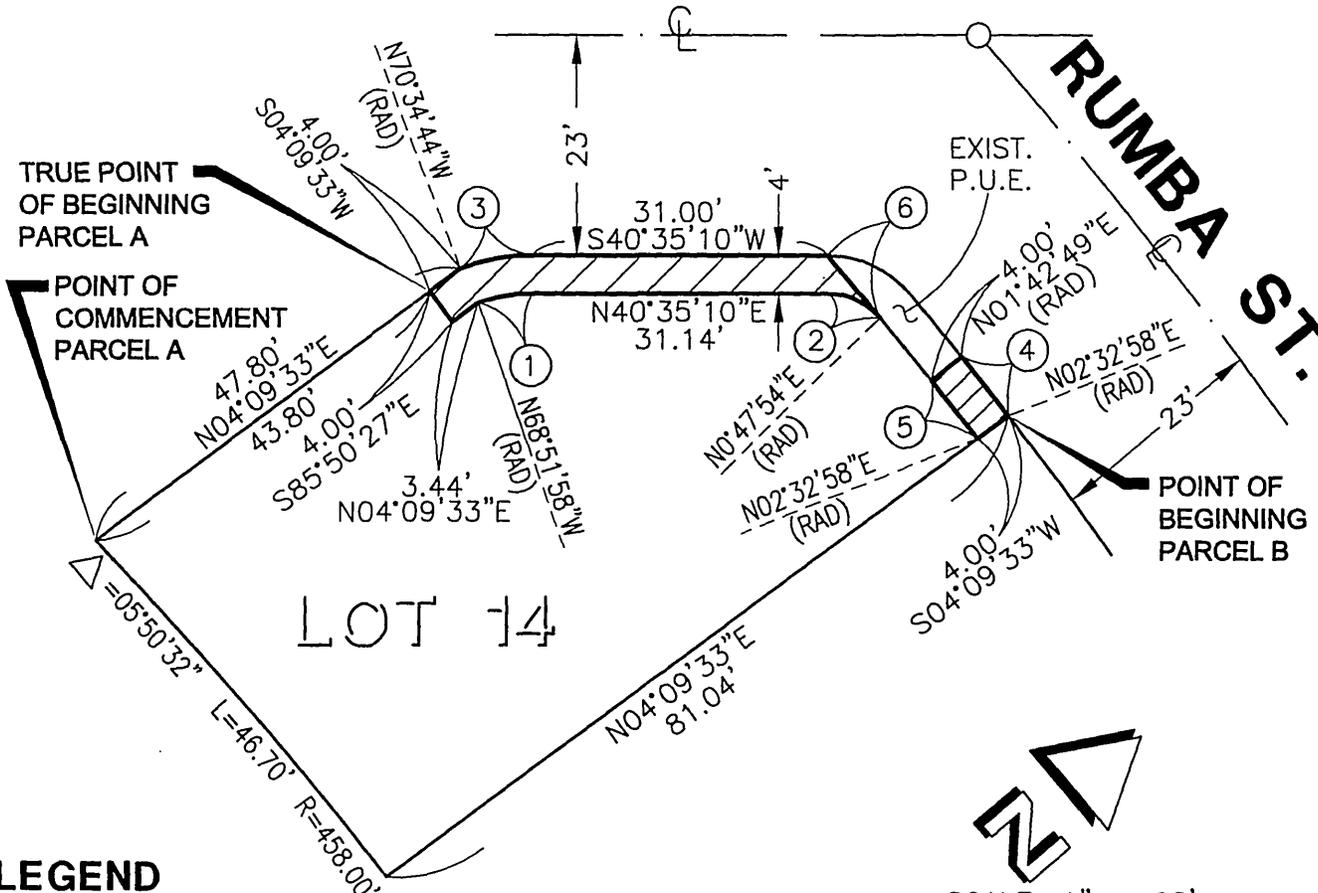
TRACT NO. 31512

MB 376/1-6

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
①	19°27'08"	17.00'	5.77'
②	50°12'44"	7.00'	6.13'
③	21°09'54"	21.00'	7.76'
④	00°50'09"	539.00'	7.86'
⑤	00°49'26"	535.00'	7.69'
⑥	00°54'54"	535.00'	8.54'

CASTLEDALE ST.

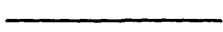
RUMBA ST.



LEGEND



PROPOSED ELECTRICAL EASEMENT



PROPERTY LINE

SCALE: 1" = 20'

THIS PLAT IS TO AID IN LOCATION OF THE PROPERTY ONLY AND IS NOT A PART OF THE WRITTEN DESCRIPTION.

ID-7

DRAWN BY: BM
 DATE: 6-5-06
 JOB. NO.: 03-061.8
 FILE: P:\TPG\03\03-061-8\
 ELEC EASEMENTS\EASEMENTS.DWG

CIVIL ENGINEERS AND LAND SURVEYORS

THE PRIZM GROUP

- CYRAX 3-D LASER SCANNING
- GPS & ROBOTIC SURVEYING
- GEOMATIC ENGINEERING
- CIVIL ENGINEERING
- LAND PLANNING

310 N. COTA ST. SUITE 1, CORONA, CA 92880
 PHONE: (951) 737-4406 • FAX: (951) 737-4407
 tpg@the-prizm-group.com

PROJECT:
**ELECTRICAL
 EASEMENT
 EXHIBIT**

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