

DOC # 2012-0075536

02/21/2012 01:17P Fee:NC

Page 1 of 7

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

When recorded mail to:

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



0

**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
I			7						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHG-CC						T:	CTY	UNI	5/2

FOR RECORDER'S OFFICE USE ONLY

Project: P11-0544

APN: 209-092-007, 008, 010, 011, 013 & 014

Address: 2278 Main Street

D- 16767



**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Saeed Sadvandi and Maryam Sadvandi, husband and wife as joint tenants** as Grantor(s), grant(s) to the CITY OF RIVERSIDE, a California charter city and 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 **BLANKET 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

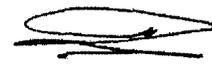
16767

employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said **BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES**.

Said **BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES** shall only be constructed in areas outside of existing building footprints, or approved building footprints shown on a plot plan and any subsequent alterations or modifications thereto as approved by the Grantee. Grantor, their successors and assigns agree that all costs associated with the modification or alteration of any constructed **BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES** shall be borne by Grantor.

Date: 2/9/2012

  
\_\_\_\_\_  
Saeed Sadvandi

  
\_\_\_\_\_  
Maryam Sadvandi



2812-0075536  
02/21/2012 01:17P  
2 of 7

State of California

County of Riverside } ss

On Feb 9, 2012, before me, Michael D. Baker,

notary public, personally appeared, Saeed Sadvandi &

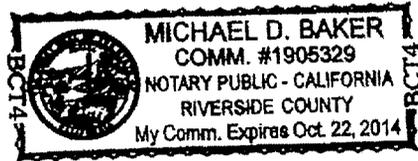
Maryam Sadvandi

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Michael D. Baker  
Notary Signature



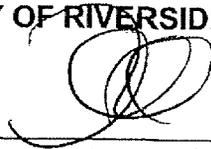
2012-0075536  
02/21/2012 01:17P  
3 of 7

**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, a California charter city and 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 2/16/12

CITY OF RIVERSIDE

By:   
David Welch  
Real Property Services Manager

APPROVED AS TO FORM  
  
SUPERVISING DEPUTY CITY ATTORNEY



2012-0075536  
02/21/2012 01:17P  
4 of 7

**EXHIBIT "A"**  
**BLANKET PUBLIC UTILITY EASEMENT**

**PARCEL A:**

Lots 20 and 21 together with those portions of Lots 19, 28, and 29 of E.N. Smith's Subdivision, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 5, Page 179, of Maps, in the office of the County Recorder of said County, described as follow:

**BEGINNING** at the most northerly corner of said Lot 21;

Thence southeasterly along the northeast line of said Lots 21 and 28 South 60° 15' 35" East 225.00 feet to a line parallel with the northwest line of said Lots 19, 20, and 21;

Thence southwesterly along said parallel line South 29° 45' 25" West 147.00 feet to a line 33.00 feet northeasterly and parallel with the centerline of Russell Street as per Record of Survey on file in Book 43, Page 92, of Record of Surveys in the office of the County Recorder of said County;

Thence northwesterly along said parallel line North 60° 15' 35" West 199.49 feet;

Thence North 19° 27' 52" West 33.68 feet to a line 49.50 feet southeasterly and parallel with the centerline of Main Street as per Record of Survey on file in Book 43, Page 92, of Record of Surveys in the office of the County Recorder of said County;

Thence northeasterly along said parallel line North 29° 45' 25" East 124.99 feet to the point of **BEGINNING**.

Containing 0.75 Acres, more or less.

**PARCEL B:**

All those portions of Lots 19, 28, and 29 of E.N. Smith's Subdivision, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 5, Page 179, of Maps, in the office of the County Recorder of said County, described as follow:

**COMMENCING** at the most northerly corner of said Lot 21;

Thence southeasterly along the northeast line of said Lots 21 and 28 South 60° 15' 35" East 225.00 feet to a line parallel with the northwest line of said Lots 19, 20, and 21 and to the **True Point of Beginning**;



2012-0075536  
02/21/2012 01:17P  
5 of 7

Thence southwesterly along said parallel line South 29° 45' 25" West 147.00 feet to a line 33.00 feet northeasterly and parallel with the centerline of Russell Street, as per Record of Survey on file in Book 43, Page 92, of Record of Surveys in the office of the County Recorder of said County;

Thence southeasterly along said parallel line South 60° 15' 35" East 116.63 feet;

Thence North 74° 44' 55" East 31.11 feet to a line 33.00 feet northwesterly and parallel with the centerline of Orange Street as per said E. N. Smith's Subdivision map;

Thence northeasterly along said parallel line North 29° 45' 25" East 125.01 feet to a point on the northeast line of said Lot 28;

Thence northwesterly along said line North 60° 15' 35" West 138.62 feet to the **True Point of Beginning**.

Containing 0.46 Acres, more or less.

*Atanacio Payan*

Atanacio Payan, PLS 7796  
My registration expires 12/31/2013

Date: 1-23-2012



DESCRIPTION APPROVAL:

BY: *[Signature]* 2/8/12  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR



2012-0075536  
02/21/2012 01:17P  
8 of 7

# EXHIBIT "B"

PREPARED FROM RECORDED MAPS.  
E.N. SMITH'S SUBDIVISION MB 5/179  
BEARINGS FROM R/S 43/92

LINE	BEARING	DISTANCE
L1	N 29°45'25" E	124.99'
L2	S 29°45'25" W	147.00'
L3	N 19°27'52" W	33.68'
L4	S 60°15'35" E	116.63'
L5	N 74°44'55" E	31.11'
L6	N 29°45'25" E	125.01'

PREPARED BY ME OR UNDER MY  
DIRECTION AND SUPERVISION

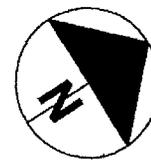
*Atanacio Payan*  
ATANACIO PAYAN

1-23-2012  
DATE

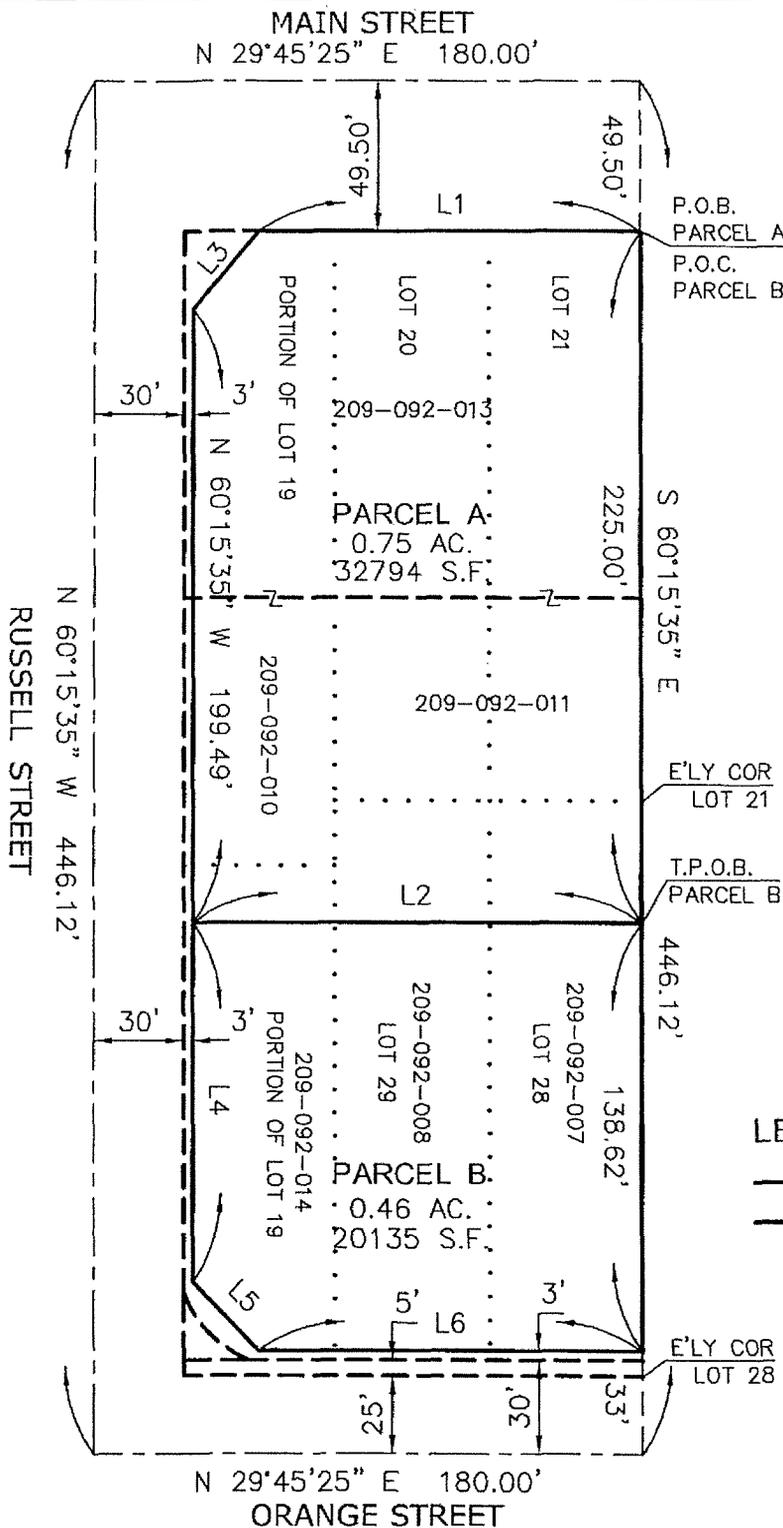


**LEGEND:**

- EXISTING PROPERTY LINES
- NEW PARCEL LINE



SCALE 1" = 60'



PREPARED BY:

**PAYAN SURVEYING, INC.**  
2404 Mary Clare St.  
Corona, CA 92882  
Tel. (951) 858-6812  
atanacio.payan@att.net

**EXHIBIT "B"**  
**MAP TO ACCOMPANY LEGAL DESCRIPTION**  
**BLANKET PUBLIC UTILITY EASEMENT**  
**CITY OF RIVERSIDE, CA.**



2012-0075536  
02/21/2012 01:17P  
7 of 7

16767