

Commonwealth Land Title Company

DOC # 2015-0147534
04/13/2015 03:11 PM Fees: \$0.00
Page 1 of 7
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor, County Clerk & Recorder

When recorded mail to:

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

**This document was electronically submitted
to the County of Riverside for recording**
Received by: LCWEATHERS

FREE RECORDING

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

9305231

FOR RECORDER'S OFFICE USE ONLY

Project: Riverside Transmission Reliability Project
APN: 150-232-018 (Portion)

D-17164

TRA 009-175

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RODRIGO MARTINEZ AND MARIA MARTINEZ, as Grantors, grant 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 *electric energy distribution and transmission facilities, and telecommunication facilities*, together with all necessary appurtenances, in, under, upon, over and along that certain real property described in EXHIBIT "A" and depicted in EXHIBIT "B" 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 whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said *electric energy distribution and transmission facilities, and telecommunication facilities*.

Date: 3-24-15

RODRIGO MARTINEZ

MARIA MARTINEZ

By: RODRIGO MARTINEZ
Rodrigo Martinez

By: MARIA MARTINEZ
Maria Martinez

D-17164

Rodrigo and Maria Martinez
APN: 150-232-018 (Portion)

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

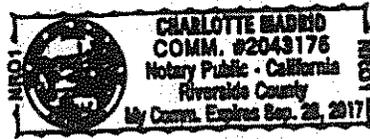
STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On March 24, 2015 before me, CHARLOTTE MADRID, notary public, personally appeared RODRIGO AND MARIA MARTINEZ 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:

Charlotte Madrid
Notary Signature



Rodrigo and Maria Martinez
APN: 150-232-018 (Portion)

CERTIFICATE OF ACCEPTANCE
(Government Code Section 521027)

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: April 7, 2015

CITY OF RIVERSIDE

By: 

David Welch
Real Property Services Manager

APPROVED AS TO FORM

By: 
Supervising Deputy City Attorney

Consent of Lien Holder

Mortgage Electronic Registration Systems, Inc. is the current holder and owner of a certain Deed of Trust, dated April 02, 2012 made and subscribed by Rodrigo Martinez and Maria Martinez husband and wife as joint tenants in Document No. 2012-0160657, Records of Riverside County, California. Mortgage Electronic Registration Systems, Inc. acting solely as nominee for lender. Lienholder hereby consents to the grant of the foregoing Easement by Rodrigo Martinez and Maria Martinez to City of Riverside in that certain Easement dated March 4, 2015 as to be and joins in the execution hereof solely as Lien Holder and hereby does agree that in the event of the foreclosure of said mortgage, or other sale of said property described in said mortgage under judicial or non-judicial proceedings, the same shall be sold subject to said Easement.

SIGNED AND EXECUTED this 7th day of April 2015.

Mortgage Electronic Registration Systems, Inc.

By: *Ralph L. Hall*
Ralph L. Hall, Vice President

CORPORATE ACKNOWLEDGMENT

STATE OF MARYLAND §
 §
COUNTY OF FREDERICK §

BEFORE ME, the undersigned authority, on this day personally appeared Ralph L. Hall of Mortgage Electronic Registration Systems, Inc known to me to be the person and Officer whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, as the act and deed of the said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7th day of April 2015.

Susan C. Shain
Susan C. Shain
Notary Public of Maryland
Acting in Frederick County Maryland
My Commission Expires: July 24, 2016



D-17164

EXHIBIT "A"

Public Utility Easement
POR. A.P.N. 150-232-018

All that certain real property situated in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 6 in Block 18 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 inclusive of Maps, records of said Riverside County, described as follows:

COMMENCING at the northeasterly corner of said Lot 6;

THENCE South $0^{\circ}54'30''$ East, along the easterly line of said Lot 6, a distance of 100.00 feet to the northeasterly corner of land described in Grant Deed recorded June 7, 1976, as Instrument No. 79235, Official Records of said Riverside County, and being the **TRUE POINT OF BEGINNING**;

THENCE continuing along said easterly line South $0^{\circ}54'30''$ East, a distance of 45.75 feet to an angle point in said easterly line;

THENCE South $30^{\circ}25'26''$ West, a distance of 52.65 feet to the southeasterly corner of land described in said Instrument No. 79235, said corner bears North $30^{\circ}25'26''$ East, a distance of 100.00 feet from the southerly corner of said Lot 6;

THENCE North $67^{\circ}38'22''$ West along the southerly line of land described in said Instrument No. 79235, a distance of 15.39 feet;

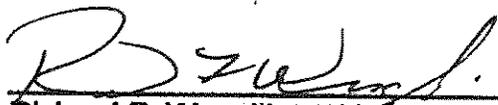
THENCE North $30^{\circ}05'37''$ East, a distance of 43.07 feet;

THENCE North $0^{\circ}43'12''$ East, a distance of 53.02 feet to a point on the northerly line of land described in said Instrument No. 79235;

THENCE South 74°25'06" East, along the northerly line of land described in said Instrument No. 79235, a distance of 18.59 feet to the **TRUE POINT OF BEGINNING;**

Containing 0.04 acres or 1655 square feet more or less.

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


Richard F. Wenglikowski, L.S. 4904 8/17/14
Date



DESCRIPTION APPROVAL:

BY:  8/15/2014
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

