

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: SOPGOMEZ

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

8021717

FOR RECORDER'S OFFICE USE ONLY

Project: Riverside Transmission Reliability Project  
APN: 155-290-015 (Overhead Portion)

TMA: 009-065

D-17192 TTX \$0.00

**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, MELA G. LUERAS, Trustee of the Family Trust of Leo T. Lueras and Mela G. Lueras dated October 19, 1999, as Grantor, grants 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 over 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.

Further, Grantors shall not erect, place, construct, nor permit to be erected, placed or constructed any structures or modifications to existing structures above the existing finished height of any structures existing as of the date of recordation of this easement. This height restriction is made supplemental to existing City of Riverside building code regarding setbacks, and permanent future construction or additions to existing structures and is hereby imposed in said Easement.

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, except for those structures existing as of the date of recordation of this easement, to enter upon and to pass and repass over and along said real property 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: 6/2/15

FAMILY TRUST OF LEO T. LUERAS AND  
MELA G. LUERAS

By: Mela G. Lueras, Trustee  
Mela G. Lueras, Trustee

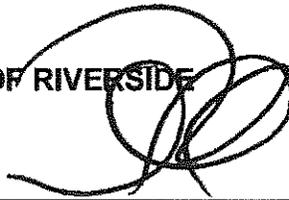


Family Trust of Leo T. Lueras and Mela G. Lueras dated October 19, 1999  
APN: 155-290-015 (Portion)

**CERTIFICATE OF ACCEPTANCE  
(Government Code Section §21027)**

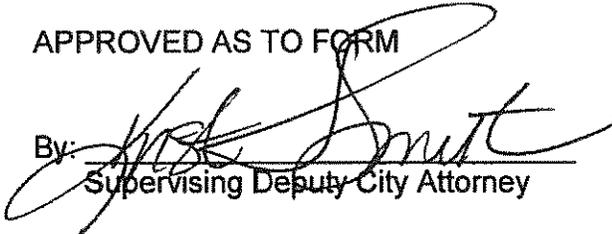
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a California charter city and municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 21027 of said City Council adopted September 6, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

DATED: June 11, 2015

CITY OF RIVERSIDE  


By: \_\_\_\_\_  
David Welch  
Real Property Services Manager

APPROVED AS TO FORM

By:   
Supervising Deputy City Attorney

## **EXHIBIT "A"**

**Public Utility Easement (Overhead)  
POR. A.P.N. 155-290-015**

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

**That portion of the southeast quarter of Fractional Section 36, Township 2 South, Range 6 West, of the Rancho La Sierra, as shown by map on file in Book 6, Page 70 of Maps, Records of said Riverside County, described as follows:**

**COMMENCING** at the southeast corner of said Section 36, as said corner is shown by a Record of Survey on file in Book 15, page 39 of Records of Survey, records of said Riverside County; said corner being shown as the intersection of the centerlines of Arlington Avenue and Van Buren Boulevard, by said Record of Survey;

**Thence North 89° 40' West, along said centerline of Arlington Avenue, 20 feet to an angle point therein;**

**Thence continuing along said centerline of Arlington Avenue, North 83° 10' West, 99.88 feet, more or less, to an intersection with the southeasterly prolongation of the southwesterly line of that certain drainage right of way conveyed to the City of Riverside by deed recorded April 19, 1910 in Book 304, Page 103, et seq. of Deeds, records of said Riverside County;**

**Thence leaving said centerline of Arlington Avenue, North 27° 38' 20" West, (formerly recorded North 28° 00' West) along said southeasterly prolongation of the southwesterly line of said drainage right of way, 36.39 feet to a point in a line that is parallel with and distant 30.00 feet northerly, as measured at right angles, from said centerline of Arlington Avenue;**

Thence North 83° 10' West, along said parallel line, a distance of 594.12 feet to an intersection with the southerly prolongation of the easterly line of that parcel of land described in Grant Deed to Leo T. Lueras, et ux., by document recorded March 8, 1973, as Instrument No. 29209 of Official Records of said Riverside County;

Thence continuing North 83° 10' West, along said parallel line, a distance of 22.00 feet to the **POINT OF BEGINNING**;

Thence continuing North 83° 10' West, along said parallel line, a distance of 53.00 feet;

Thence at a right angle to said parallel line, North 6° 50' East, 29.00 feet to a line that is parallel with and distant 59.00 feet northerly, as measured at right angles, from said centerline of Arlington Avenue;

Thence at South 83° 10' East, along last described parallel line, a distance of 53.00 feet;

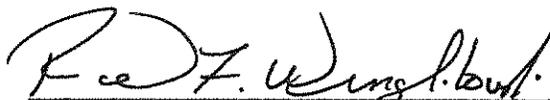
Thence at a right angle to said centerline of Arlington Avenue, South 6° 50' West, 29.00 feet to the **POINT OF BEGINNING**;

**EXCEPTING THEREFROM** that portion lying within the southerly 25 feet thereof as granted to the County of Riverside by deed recorded August 3, 1954, as Instrument No. 39427 of Official Records of said Riverside County.

Containing 0.005 Acres or 212 square feet more or less.

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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      12/7/14      Date



DESCRIPTION APPROVAL:

BY:       12/28/2014      DATE

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

D-17192

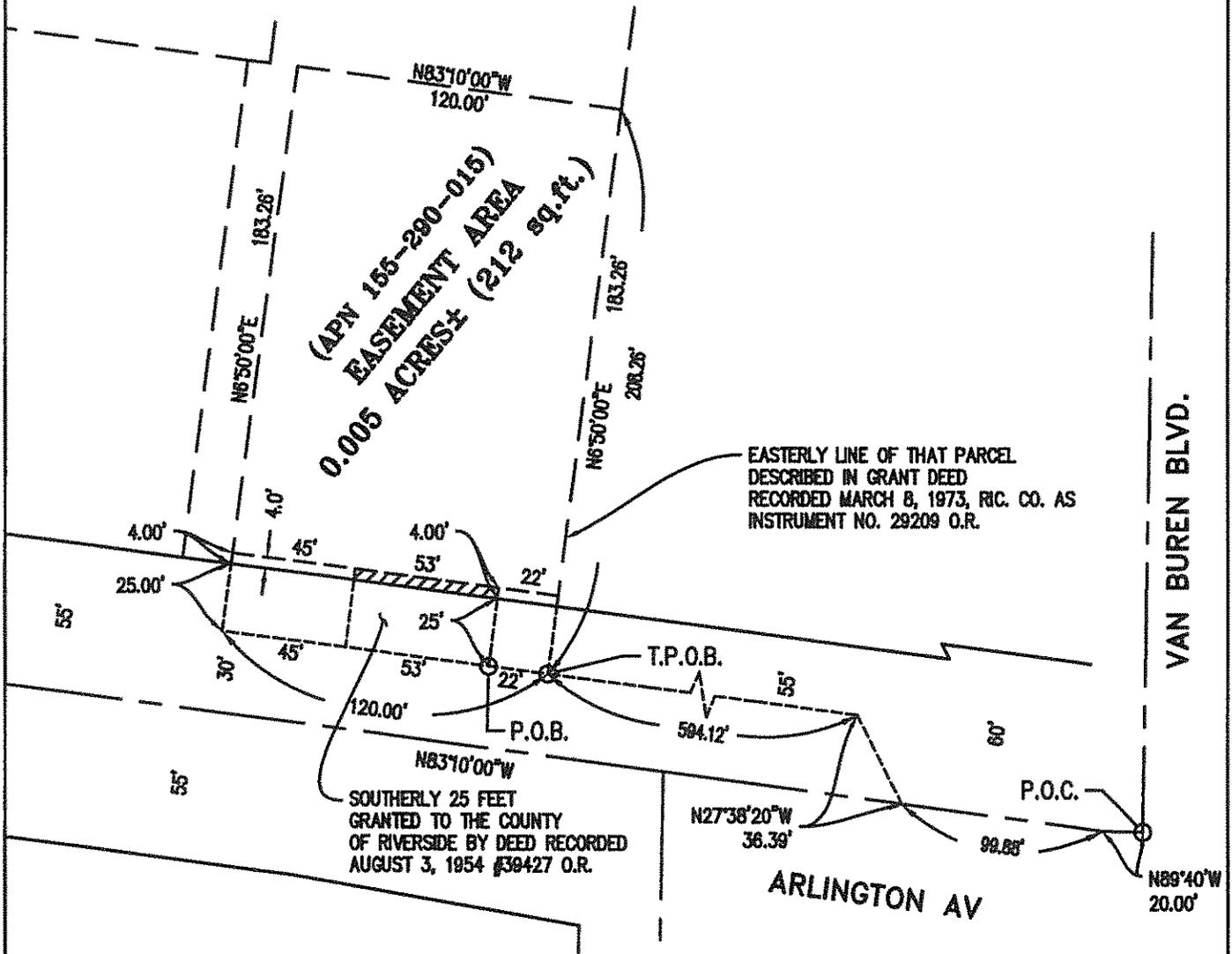
# EXHIBIT "B"

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.



SCALE: 1" = 60'

## BIXMILL TRACT MB 16/28-30



NOTE: ALL DIMENSIONS SHOWN HEREON ARE BASED ON RECORD DATA OR CALCULATED FROM RECORD DATA.

Richard F. Wenglikowski PLS  
Carey, ID  
208-720-5892

DATE  
10/027/14

CITY OF RIVERSIDE PUBLIC UTILITY  
PUBLIC UTILITY EASEMENT

PROJECT: 69KV RTRP PROJECT

SHEET NO.  
1 of 1

DRAWING NO.  
CB-50N-7A

D-17192