

196270

When recorded mail to:

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

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

RECEIVED FOR RECORD  
Min. Past 10 clock AM

AUG 30 1985

Recorded in Official Records  
of Riverside County, California

*William E. Stoney*  
RECORDER  
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: PRD-13-834

196270

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, FREDRICKS DEVELOPMENT CORPORATION, a California corporation, as Grantors, grant to the CITY OF RIVERSIDE, a 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 the electric energy distribution facilities together with all necessary appurtenances, in, under, upon, over and along that certain real property situated in the City of Riverside, County of Riverside, State of California, described as follows:

A strip of land 10.00 feet in width over a portion of the east half of Lot 35 in Section 19, Township 2 South, Range 4 West of the Lands of East Riverside Land Company, as shown by map on file in Book 6, Page 44 of Maps, records of San Bernardino County, California, more particularly described as follows:

BEGINNING at a point in the south line of said Lot 35 distant thereon North 89° 59' 05" West, 33.00 feet from the southeast corner of said Lot;

THENCE North 0° 04' 30" West, 309.56 feet to the beginning of a tangent curve with a radius of 389.40 feet and concaving southeasterly.

THENCE northeasterly along said curve an arc length of 131.74 feet through a central angle of 19° 23' 02" to the beginning of a reverse curve with a radius 367.00 feet and concaving westerly;

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THENCE northeasterly along said reverse curve an arc length of 45.43 feet, through a central angle of  $07^{\circ} 05' 31''$  to the east line of said Lot 35;

THENCE North  $0^{\circ} 05' 55''$  East, along said east line 123.31 feet to the most southerly corner of that certain parcel of land conveyed to the City of Riverside as Parcel 2 by a deed recorded June 14, 1976. as Instrument No. 84144 of Official Records of said Riverside County;

THENCE North  $41^{\circ} 00' 33''$  West, along the southwesterly line of said parcel a distance of 18.14 feet to the most westerly corner of said parcel; said corner being in a line which is parallel with and distant 44.00 feet south as measured at right angle from the centerline of Blaine Street;

THENCE West along said parallel line 307.98 feet to the west line of said east half of Lot 35;

THENCE South  $0^{\circ} 05' 55''$  West, along said west line 10.00 feet;

THENCE East 303.44 feet;

THENCE South  $41^{\circ} 00' 33''$  East, 9.83 feet;

THENCE South  $0^{\circ} 05' 55''$  West, 118.49 feet to the beginning of a non-tangent curve with a radius of 357.00 feet and concaving westerly; the radial line of said non-tangent curve at said beginning bears South  $77^{\circ} 36' 54''$  East;

THENCE southwesterly along said curve an arc length of 43.14 feet, through a central angle of  $06^{\circ} 55' 26''$  to beginning of a reverse curve with a radius of 399.40 feet and concaving southeasterly;

THENCE southwesterly along said curve an arc length of 135.12 feet, through a central angle of  $19^{\circ} 23' 02''$ ;

THENCE South  $0^{\circ} 04' 30''$  East, 309.54 feet to said south line of Lot 35;

THENCE South  $89^{\circ} 59' 05''$  East, along said south line 10.00 feet to the point of beginning.

Area - 0.21 of an acre.

DESCRIPTION APPROVAL  
George P. Hutchins  
Surveyor  
1/27/85

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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 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 facilities.

Dated August 15, 1985

FREDRICKS DEVELOPMENT CORPORATION,  
a California corporation

By Everett Kierulff  
Title Vice President

APPROVED AS TO FORM

Kathleen M. Gonzal 8/23/85  
SENIOR DEPUTY CITY ATTORNEY

By Charlotte Yoder  
Title Assistant Secretary

CONSENT TO RECORDATION

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. 14883 of said City Council adopted January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated August 30, 1985

William H. [Signature]  
Title Real Property Services Manager

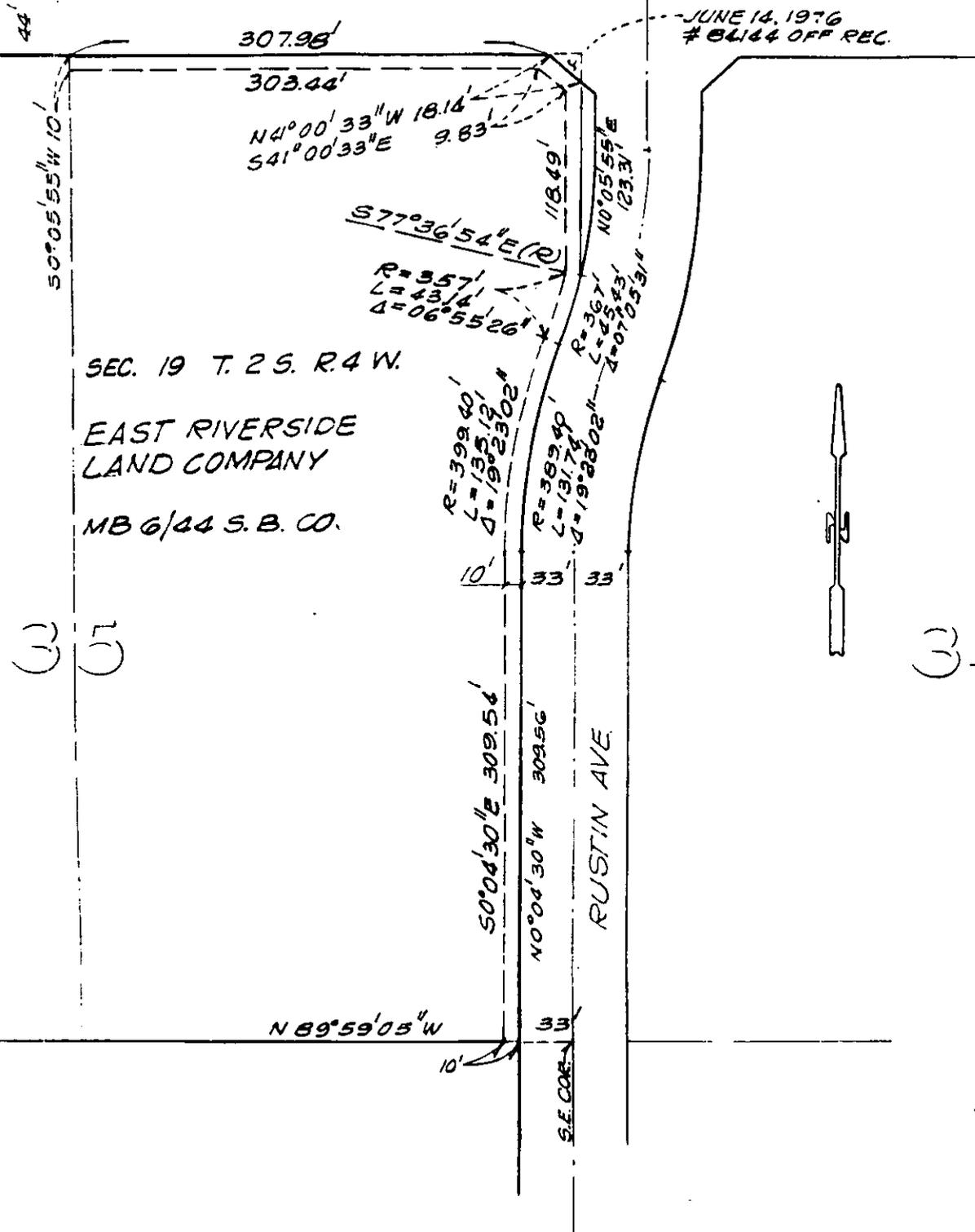
0038X/m - 5860M/a

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BLAINE EAST STREET

JUNE 14, 1976  
# 84144 OFF REC.



SEC. 19 T. 2 S. R. 4 W.  
 EAST RIVERSIDE  
 LAND COMPANY  
 MB 6/44 S. B. CO.

35

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• CITY OF RIVERSIDE, CALIFORNIA •

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.

SHEET 1 OF 1

12/19-1

SCALE: 1" = 100'

DRAWN BY GS DATE 6/17/85

SUBJECT PUE FOR PRD-13-834

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