

254904

When recorded mail to:

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

RECEIVED FOR RECORD
 AT 8:00 O'CLOCK

AUG 4 - 1995

FREE RECORDING

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

Recorded in Official Records
 of Riverside County, California

Recorder
 Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: California Avenue Widening
 Parcel 35 - P.U.E.
 A.P.N. 145-042-011

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BRUCE D. WELCH and PATRICIA A. WELCH, husband and wife as joint tenants, as Grantors, grant 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 facilities, together with all necessary appurtenances, in, under, upon, over and along that certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 40 in Block 51 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of Riverside County, California, described as follows:

COMMENCING at the intersection of the centerline of Tyler Street with the northeasterly prolongation of the centerline of California Avenue all as shown by map of Tract No. 8006, on file in Book 94, Pages 59 through 63 of Maps, records of said Riverside County;

THENCE North $57^{\circ}55'23''$ East, continuing along said northeasterly prolongation of said centerline of California Avenue, a distance of 281.62 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 680.00 feet;

THENCE northeasterly to the right along said curve through a central angle of $37^{\circ}21'40''$ an arc length of 443.41 feet to a line parallel with and distant 19.00 feet southerly, as measured at right angles, from the centerline of Tomlinson Avenue as shown by said map of La Granada;

THENCE South $84^{\circ}42'57''$ East, along said parallel line, a distance of 440.99 feet to the beginning of a tangent curve concaving northerly and having a radius of 680.00 feet;

THENCE easterly to the left along said last mentioned curve through a central angle of $45^{\circ}04'24''$ an arc length of 534.94 feet;

THENCE North $50^{\circ}12'39''$ East, a distance of 698.12 feet to the beginning of a tangent curve concaving northwesterly and having a radius of 680.00 feet;

THENCE northeasterly to the left along said last mentioned curve through a central angle of $16^{\circ}21'13''$ an arc length of 194.09 feet;

THENCE North $33^{\circ}51'26''$ East, a distance of 229.12 feet to the southwesterly line of said Lot 40; this course is hereinafter referred to as "Course A";

THENCE North $67^{\circ}33'48''$ West, along said southwesterly line, a distance of 39.79 feet to a line parallel with and distant 39.00 feet northwesterly, as measured at right angles, from the northeasterly prolongation of said Course "A";

THENCE North $33^{\circ}51'26''$ East, along said last mentioned parallel line, a distance of 56.50 feet to the POINT OF BEGINNING of the parcel of land being described;

THENCE North $33^{\circ}51'26''$ East, continuing along said last mentioned parallel line, a distance of 20 feet;

THENCE North $56^{\circ}08'34''$ West, at right angle to the previously described course, a distance of 10 feet;

THENCE South $33^{\circ}51'26''$ West, along a line parallel with said Course "A", a distance of 20 feet;

THENCE South 56°08'34" East, a distance of 10 feet to the POINT OF BEGINNING.

Area - 200 square feet.

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



Mark S. Brown 7/21/95 Prep. Kaz
 Mark S. Brown, L.S. 5655 Date
 License Expires 9/30/95

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 facilities.

Dated 7-21-95

Bruce D. Welch
 BRUCE D. WELCH
Patricia A. Welch
 PATRICIA A. WELCH

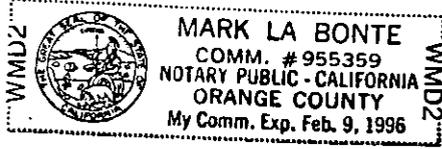
GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On 7-21-95, before me Mark La Bonte
(date) (name)

a Notary Public in and for said State, personally appeared
Bruce D. Welch and Patricia A. Welch
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) 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.

Mark La Bonte
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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

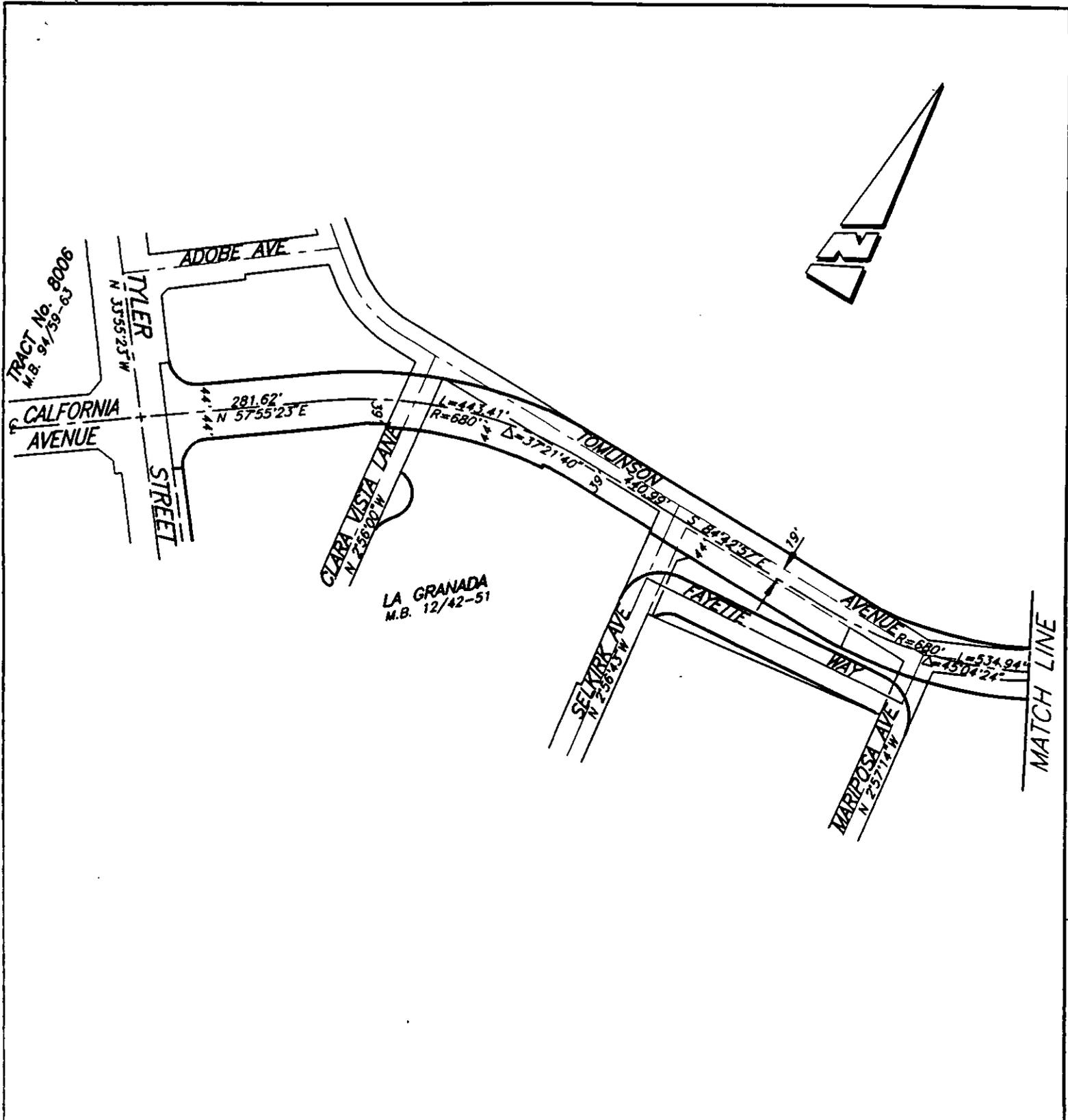
Dated 8/1/95 _____

CITY OF RIVERSIDE

John Head
Real Property Services Manager
of the City of Riverside

APPROVED AS TO FORM

Stan T. Yamamoto
Stan T. Yamamoto, City Attorney



• CITY OF RIVERSIDE, CALIFORNIA •

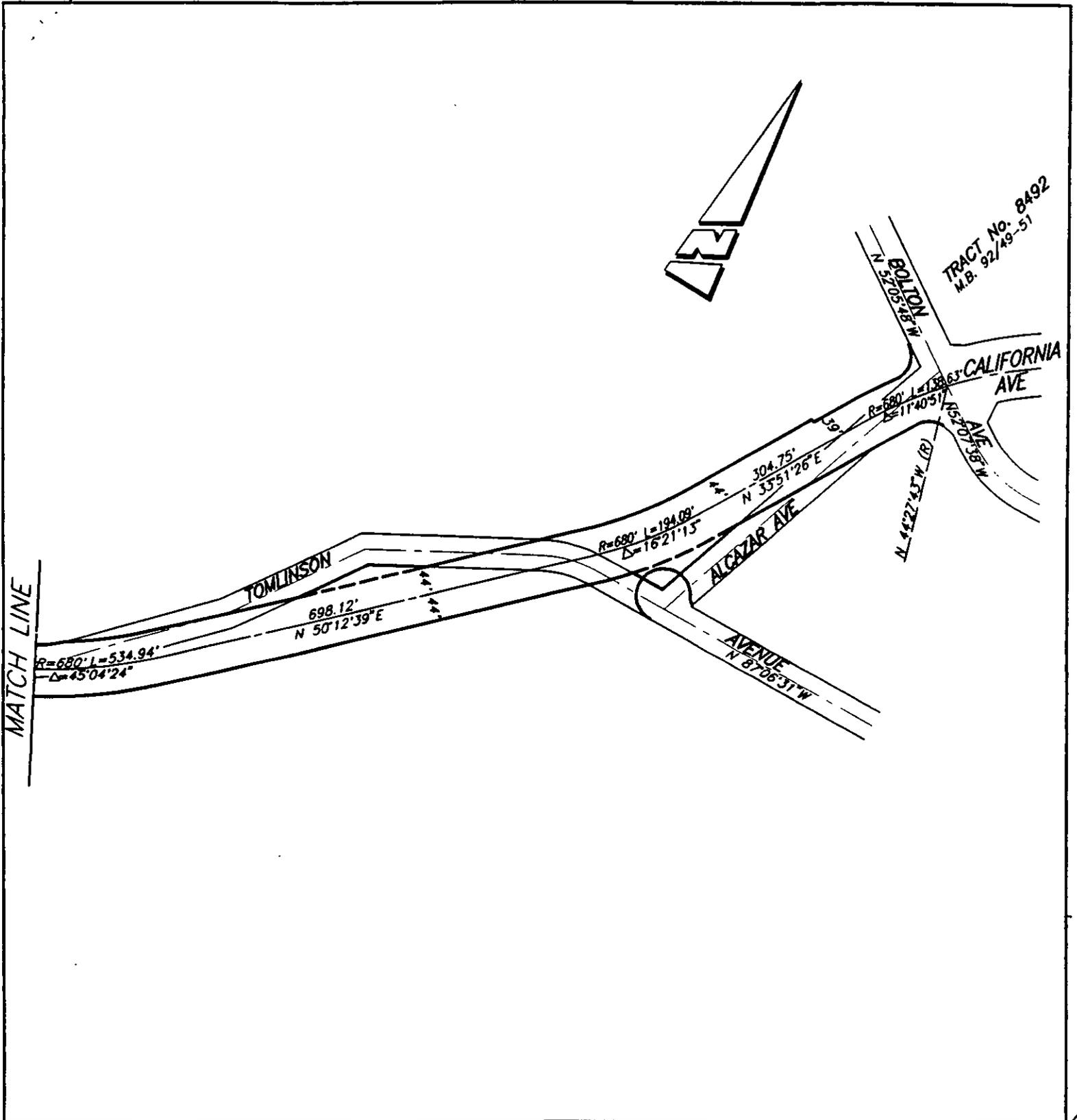
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 3

SCALE: N.T.S.

DRAWN BY: CURT DATE: 4/06/95

SUBJECT: CALIFORNIA AVENUE EXTENSION



• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 2 OF 3

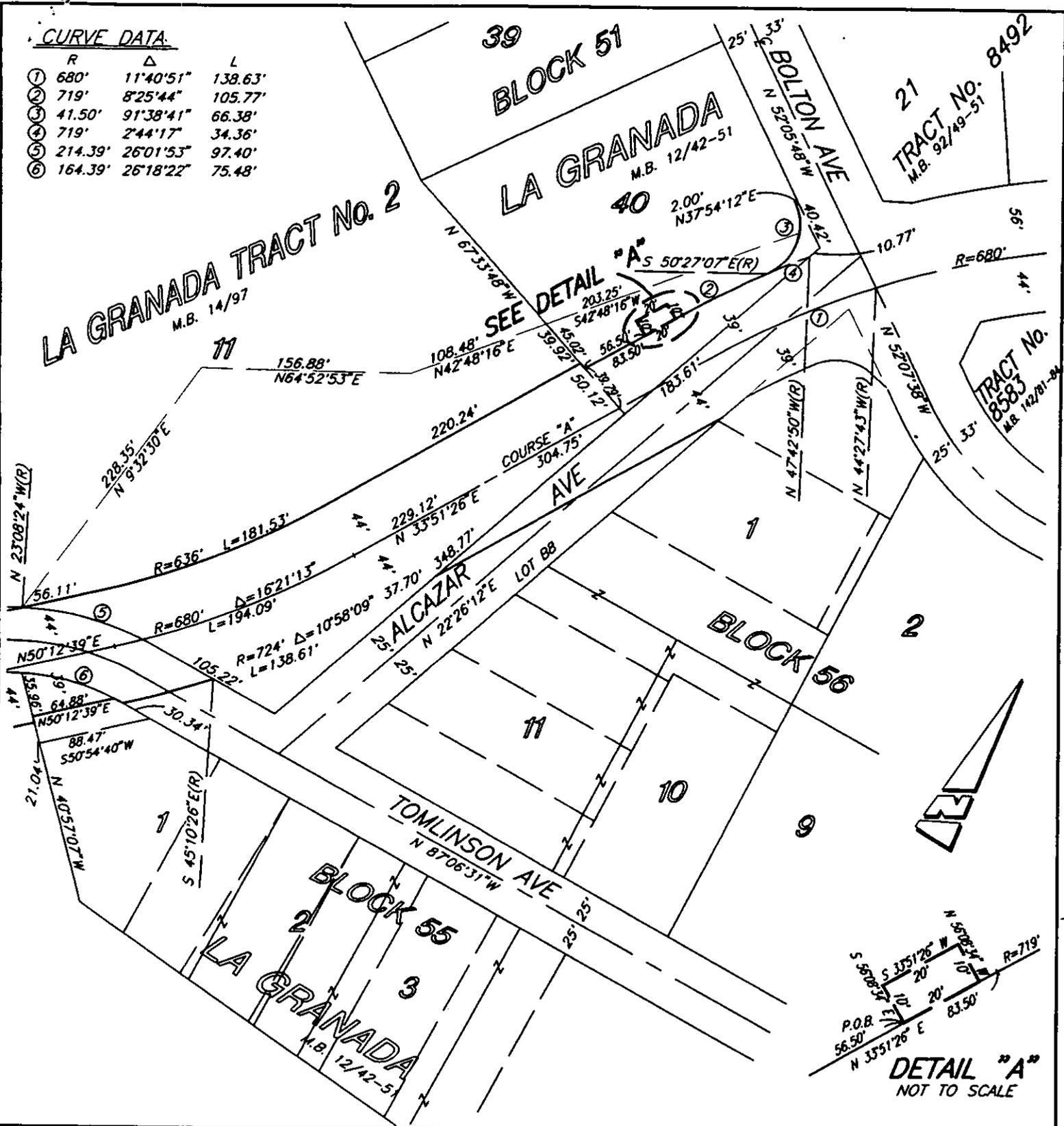
SCALE: N.T.S.

DRAWN BY: CURT DATE: 4/06/95

SUBJECT: CALIFORNIA AVENUE EXTENSION

CURVE DATA

	R	Δ	L
①	680'	11°40'51"	138.63'
②	719'	8°25'44"	105.77'
③	41.50'	91°38'41"	66.38'
④	719'	2°44'17"	34.36'
⑤	214.39'	26°01'53"	97.40'
⑥	164.39'	26°18'22"	75.48'



DETAIL "A"
NOT TO SCALE

• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 3 OF 3

5-17-2
65-5

SCALE: 1"=N.T.S.

DRAWN BY: CURT

DATE: 6/1/95

SUBJECT: CALIFORNIA AVENUE EXTENSION - PARCEL 35 P.U.E.