

Recording Requested By
CHICAGO TITLE COMPANY

461574

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

DEC 17 1997

Recorded in Official Records
of Riverside County, California
Recorder
Fees \$ 0.00

FREE RECORDING

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

FOR RECORDER'S OFFICE USE ONLY

Project: Arlington Avenue Underpass
@ B.N.S.F. RR.
A.P.N. 225-350-015 & 058

D - 1156

T

6056200 K22

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **JEROME H. THOMPSON** and **BONNY L. THOMPSON**, as Trustees of the **JEROME AND BONNY THOMPSON REVOCABLE TRUST**, dated January 14, 1997, as Grantors, grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, permanent easements and rights-of-ways for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of *traffic signal and related electrical facilities, electric energy distribution facilities, and pedestrian sidewalk 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 the Southeast Quarter of the Southeast Quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, and that portion of Lot X of map entitled, "Riverside Industrial Development Project-McNew Tract," as shown by map on file in Book 12, Page 18 of Maps, records of

Riverside County, California, described as follows:

COMMENCING at the southwesterly corner of said Lot X, as shown by Parcel Map No. 13630, on file in Book 68, Pages 2 and 3 of Parcel Maps, records of said Riverside County; said corner being the beginning of a non-tangent curve concaving northwesterly, having a radius of 1579.47 and to which the radius bears North $58^{\circ}23'01''$ West;

THENCE northeasterly along the northwesterly line of said Lot X and along said curve through a central angle of $0^{\circ}37'06''$ an arc length of 17.04 feet to a line parallel with and distant 54.50 feet northerly, as measured at right angles, from the centerline of Arlington Avenue as shown by said Parcel Map, and the **POINT OF BEGINNING** of the parcel of land being described;

THENCE continuing northeasterly along said northwesterly line of Lot X and along said curve through a central angle of $0^{\circ}14'00''$ an arc length of 6.44 feet to a line parallel with and distant 60.00 feet northerly, as measured at right angles, from said centerline of Arlington Avenue;

THENCE South $89^{\circ}36'15''$ West, along said last mentioned parallel line and along the northerly line of that certain parcel of land described in deed to the City of Riverside, by document recorded December 16, 1988, as Instrument No. 369591 of Official Records of said Riverside County, a distance of 29.30 feet to a point in the southeasterly line of that certain parcel of land described in deed to Clarence J. Ivert, et ux., by document recorded March 18, 1965, as Instrument No. 30878 of Official Records of said Riverside County; said point being in a curve concaving northwesterly, having a radius of 1554.47 feet and to which the radius bears North $58^{\circ}40'35''$ West;

THENCE northeasterly along said last mentioned curve and along said southeasterly line through a central angle of $0^{\circ}09'44''$ an arc length of 4.40 feet;

THENCE North $46^{\circ}31'26''$ East, a distance of 17.73 feet;

THENCE South $74^{\circ}58'27''$ East, a distance of 8.84 feet;

THENCE North $15^{\circ}01'23''$ East, a distance of 39.93 feet;

THENCE North $89^{\circ}36'15''$ East, a distance of 23.00 feet;

THENCE South $15^{\circ}01'23''$ West, a distance of 34.23 feet;

THENCE North $89^{\circ}36'15''$ East, a distance of 26.71 feet;

THENCE North $0^{\circ}23'45''$ West, a distance of 29.92 feet;

THENCE South 65°31'15" East, a distance of 35.47 feet;

THENCE South 24°28'45" West, a distance of 5.00 feet;

THENCE North 65°31'15" West, a distance of 27.64 feet;

THENCE South 0°23'45" East, a distance of 22.09 feet;

THENCE North 89°36'15" East, a distance of 4.43 feet;

THENCE South 53°26'27" East, a distance of 40.75 feet to the point of intersection with the easterly line of that certain parcel of land described in deed to Jerome H. Thompson, et ux., by document recorded January 12, 1989, as Instrument No. 10733 of Official Records of said Riverside County, and said parallel line 54.50 feet northerly of the centerline of Arlington Avenue;

THENCE South 89°36'15" West, along said last mentioned parallel line, a distance of 91.04 feet to the **POINT OF BEGINNING**.

Area - 3163 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 11/21/97 Date Kop
 Mark S. Brown, L.S. 5655
 License Expires 9/30/99



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 **traffic signal and related electrical facilities, electric energy distribution facilities and pedestrian sidewalk facilities.**

Dated 12-1-97

JEROME H. THOMPSON and BONNY L. THOMPSON, as Trustees of the JEROME AND BONNY THOMPSON REVOCABLE TRUST, dated January 14, 1997

[Signature]
JEROME H. THOMPSON, Trustee
[Signature]
BONNY L. THOMPSON, Trustee

GENERAL ACKNOWLEDGMENT

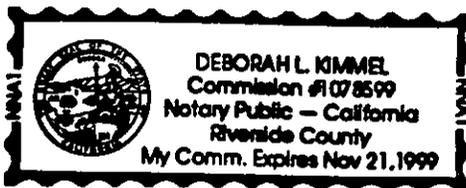
State of California }
County of Riverside } ss

On 12/1/97, before me [Signature]
(date) (name)

a Notary Public in and for said State, personally appeared

[Signature]
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) 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.



WITNESS my hand and official seal.

[Signature]
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 12/11/97

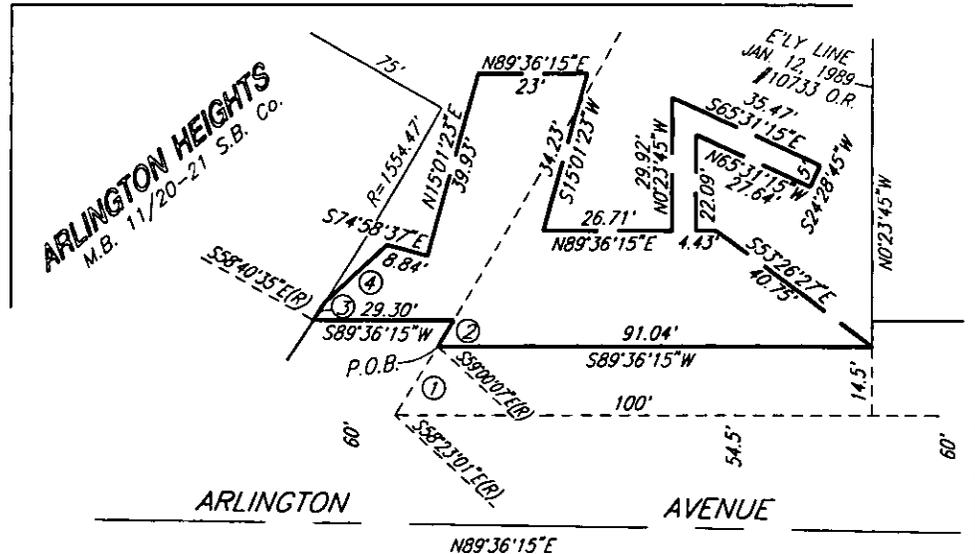
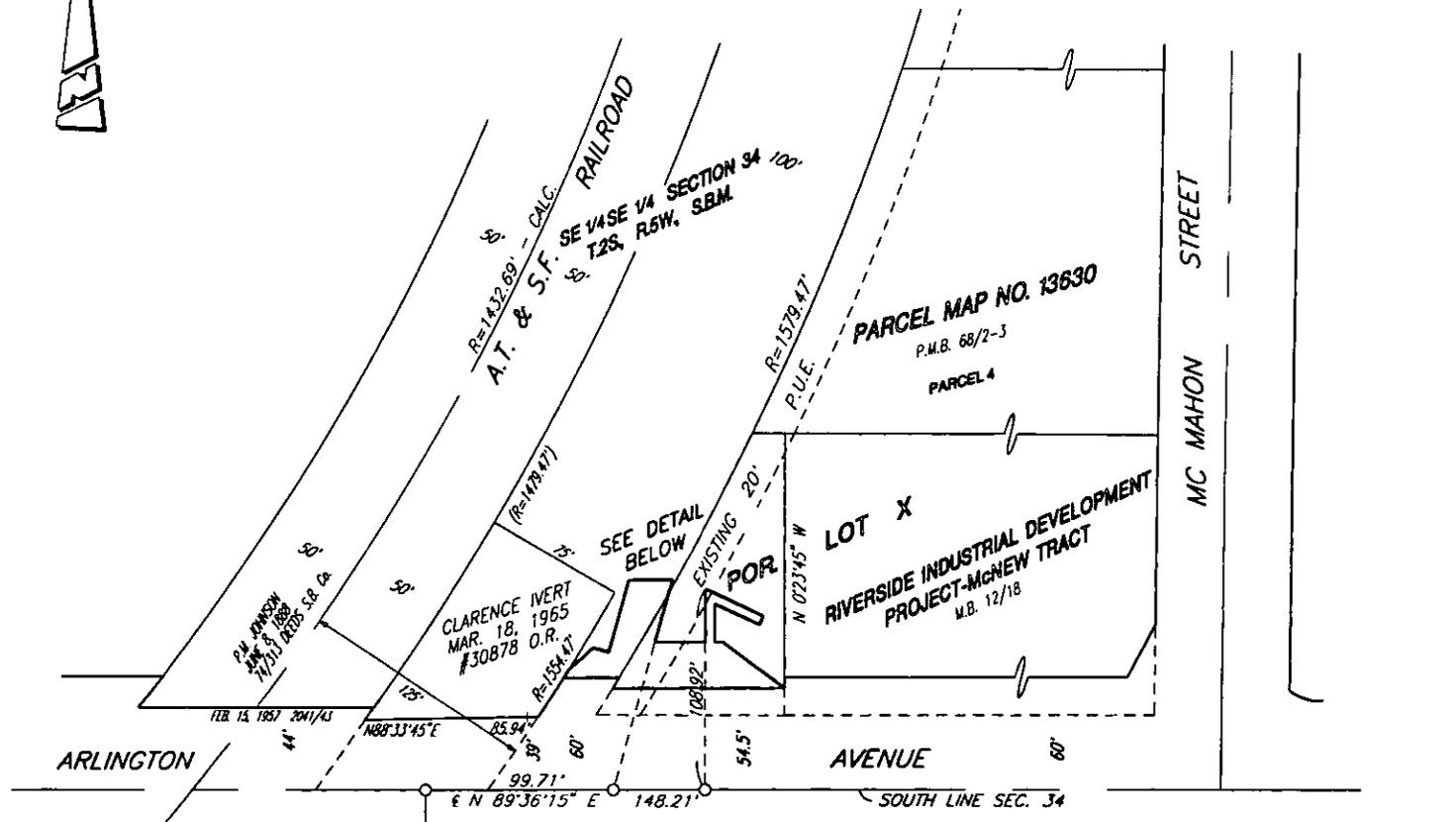
CITY OF RIVERSIDE



Real Property Services Manager
of the City of Riverside

ARLUP1M.TSE





CURVE / LINE DATA

No.	R	Δ	L
1	R=1579.47'	Δ=0°37'06"	L=17.04'
2	R=1579.47'	Δ=0°14'00"	L=6.44'
3	R=1554.47'	Δ=0°09'44"	L=4.40'
4	N 46°31'26" E 17.73'		

NOTE: () INDICATES RECORD DATA
PER P.M. 13630 P.M.B. 68/2-3

• 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

SCALE: N.T.S. DRAWN BY: Kgs 10/31/97

SUBJECT: ARLINGTON AVENUE UNDERPASS - ESMTS.