

DOC # 2004-0846879

10/27/2004 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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)

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Project: P04-0741 & P04-0567  
APN 263-280-001, 002, 003, 004 & 263-290-001  
Address: Sycamore Canyon Blvd. @ Eastridge Ave

D- 15392

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RAY MAGNON, an individual, as his sole and separate property, as Grantor, grants 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 AND TELECOMMUNICATION FACILITIES, together with all necessary appurtenances, in, under, upon, over and along that certain real property described in EXHIBIT A 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 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 AND TELECOMMUNICATION FACILITIES.

Dated 10/14/04

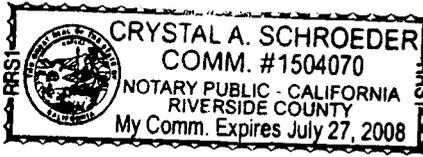
Ray Magnon  
RAY MAGNON

GENERAL ACKNOWLEDGEMENT

State of California }  
County of RIVERSIDE } ss  
On 10/14/04, before me CRYSTAL A. SCHROEDER  
(date) (name)

a Notary Public in and for said State, personally appeared  
Ray MAGNON  
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.

Crystal A. Schroeder  
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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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**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. 20534 of said City Council adopted September 23, 2003 and the grantee consents to recordation thereof by its duly authorized officer.

DATED 10/25/04

CITY OF RIVERSIDE

By: *Mike Anthony*

Administrative Services Manager

APPROVED BY  
CITY ATTORNEY'S OFFICE

BY *Art Smith*  
Deputy City Attorney



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## EXHIBIT "A"

### PARCEL "A"

Being a portion of Parcels 1 and 2 of Parcel Map No. 24733 as shown by map on file in Book 175 of Parcel Maps, Pages 30 through 36, inclusive, records of Riverside County, California, located in the City of Riverside, Riverside County, California, described as follows:

**BEGINNING** at the Northeast corner of said Parcel 1;

THENCE South 00°33'20" East along the East lines of said Parcels 1 and 2, a distance of 540.00 feet;

THENCE South 89°20'39" West, a distance of 613.97 feet to a point on the Easterly right of way line (55.00 feet in half width) of Sycamore Canyon Road, said point being 540.00 feet South 00°27'21" East of the Northwest corner of said Parcel 1;

THENCE North 00°27'21" West along said Easterly right of way line of Sycamore Canyon Road, a distance of 540.00 feet to said Northwest corner of Parcel 1;

THENCE North 89°20'39" East along the North line of said Parcel 1, a distance of 613.03 feet to the **POINT OF BEGINNING**.

Containing 7.61 acres, more or less.

### PARCEL "B"

Being a portion of Parcels 2 and 3 of Parcel Map No. 24733 as shown by map on file in Book 175 of Parcel Maps, Pages 30 through 36, inclusive, records of Riverside County, California, located in the City of Riverside, Riverside County, California, described as follows:

**COMMENCING** at the Northeast corner of Parcel 1, as shown on said Parcel Map No. 24733;

THENCE South 00°33'20" East along the East line of said Parcels 1 and 2, a distance of 540.00 feet to the **POINT OF BEGINNING**;

THENCE continuing South 00°33'20" East along said East line of Parcel 2 and the East line of said Parcel 3, a distance of 392.00 feet;

THENCE South 89°20'39" West, a distance of 614.65 feet to a point on the Easterly right of way line (55.00 feet in half width) of Sycamore Canyon Road, said point being 932.00 feet South 00°27'21" East of the Northwest corner of said Parcel 1;

THENCE North 00°27'21" West along said Easterly right of way line of Sycamore Canyon Road, a distance of 392.00 feet to a point being 540.00 feet South 00°27'21" East of said Northwest corner of Parcel 1;

THENCE North 89°20'39" East, a distance of 613.97 feet to the **POINT OF BEGINNING**.

Containing 5.52 acres, more or less.



**PARCEL "C"**

Being a portion of Parcels 3, 4 and 5 of Parcel Map No. 24733 as shown by map on file in Book 175 of Parcel Maps, Pages 30 through 36, inclusive, records of Riverside County, California, located in the City of Riverside, Riverside County, California, described as follows:

COMMENCING at the Northeast corner of said Parcel 5, as shown on said Parcel Map No. 24733;

THENCE North 00°33'20" West along the East line of said Parcel 4, a distance of 3.45 feet to a point being 1427.00 feet South 00°33'20" East of the Northeast corner of Parcel 1 of said Parcel Map No. 24733, said point also being the **POINT OF BEGINNING**;

THENCE South 89°20'39" West, a distance of 392.62 feet;

THENCE South 69°23'15" West, a distance of 153.03 feet to a point on the Easterly right of way line (55.00 feet in half width) of Sycamore Canyon Road, said right of way line being a non-tangent curve, concave Northeasterly, having a radius of 945.00 feet to which point a radial line bears South 65°54'54" West;

THENCE Northwesterly along said Easterly right of way line of Sycamore Canyon Road, through a central angle of 23°37'43", an arc distance of 389.72 feet to which point a radial line bears South 89°32'39" West;

THENCE North 00°27'21" West along the Easterly right of way line of Sycamore Canyon Road, a distance of 168.19 feet to a point being 932.00 feet South 00°27'21" East of the Northwest corner of said Parcel 1;

THENCE North 89°20'39" East, a distance of 614.65 feet to a point on the East line of said Parcel 3, said point being 932.00 feet South 00°33'20" East of the Northeast corner of said Parcel 1;

THENCE South 00°33'20" East along said East line, a distance of 495.00 feet to the **POINT OF BEGINNING**.

Containing 6.95 acres, more or less.

**PARCEL "D"**

Being a portion of Parcels 4 and 5 of Parcel Map No. 24733 as shown by map on file in Book 175 of Parcel Maps, Pages 30 through 36, inclusive, records of Riverside County, California, located in the City of Riverside, Riverside County, California, described as follows:

**BEGINNING** at the Southeast corner of said Parcel 5;

THENCE South 52°00'08" West, a distance of 316.22 feet to a point on the Easterly right of way line (55.00 feet in half width) of Sycamore Canyon Road;



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THENCE North 37°59'51" West along said Easterly right of way line of Sycamore Canyon Road, a distance of 278.26 feet to the beginning of a curve, concave Northeasterly, having a radius of 945.00 feet;

THENCE Northwesterly along said Easterly right of way line of Sycamore Canyon Road, through a central angle of 13°54'47", an arc distance of 229.47 feet to which point a radial line bears South 65°54'54" West;

THENCE North 69°23'15" East, a distance of 153.03 feet;

THENCE North 89°20'39" East, a distance of 392.62 feet to a point on the East line of said Parcel 4, said point being 1427.00 feet South 00°33'20" East of the Northeast corner of Parcel 1 of said Parcel Map No. 24733;

THENCE South 00°33'20" East along the East lines of said Parcels 4 and 5, a distance of 279.11 feet to the **POINT OF BEGINNING**.

Containing 3.90 acres, more or less.

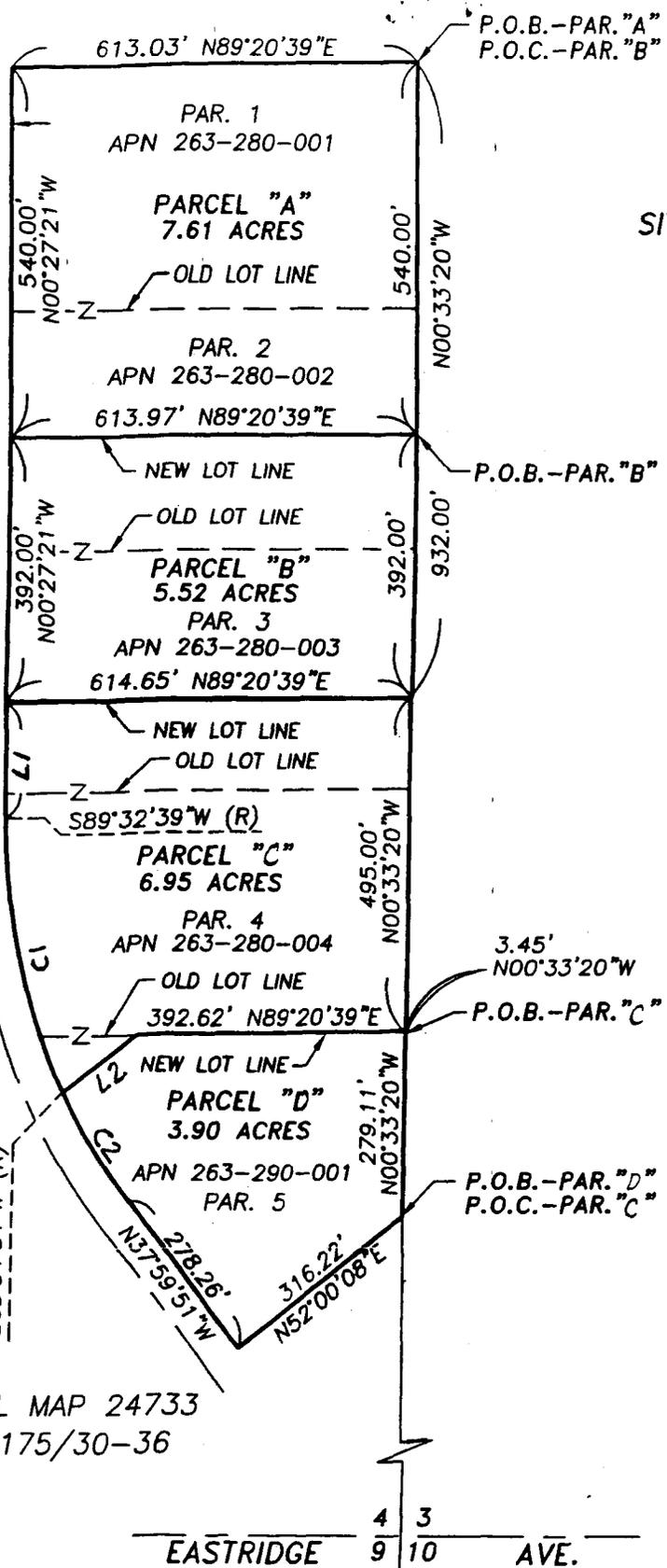
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

  
Mark S. Brown, L.S. 5655      Date OCT 7 '04      Prep. MB  
License Expires 9/30/05



SYCAMORE CYN. BLVD.

55'

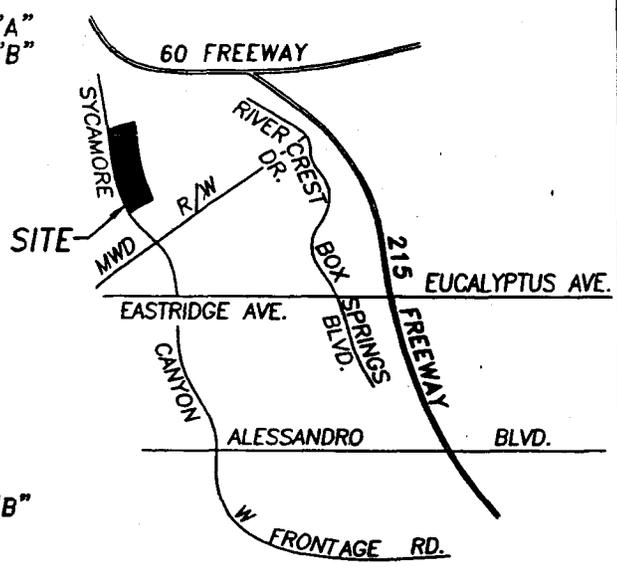


P.O.B.-PAR. "A"  
P.O.C.-PAR. "B"

P.O.B.-PAR. "B"

P.O.B.-PAR. "C"

P.O.B.-PAR. "D"  
P.O.C.-PAR. "C"



VICINITY MAP  
NO SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°27'21" W	168.19'
L2	N 69°23'15" E	153.03'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	23°37'43"	945.00'	389.72'
C2	13°54'47"	945.00'	229.47'

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PARCEL MAP 24733  
P.M. 175/30-36

EASTRIDGE 4 3  
9 10 AVE.

• 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  
588  
73-2

SCALE: NONE DRAWN BY: RICH DATE: 10/07/04 SUBJECT: LLA P04-0741 & P04-0567 (SYCAMORE CANYON BLVD)