

When recorded mail to:

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

40431

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  
At Request of  
City Clerk  
Book 1981, Page 40431  
MAR - 6 1981

Recorded in Official Records of Riverside County, California  
D. J. Sullivan, Recorder

Project: Tract 14011-2

FOR RECORDER'S OFFICE USE ONLY

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
E. L. YEAGER CONSTRUCTION COMPANY, INC., a California corporation,

as Grantor, grants to the CITY OF RIVERSIDE, a Municipal Corporation of the State of California, as Grantee, its successors and assigns, a perpetual easement and right of way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of a driveway for ingress and egress to adjoining City property

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:

That portion of Lot 1 in Block 30 and portion of Fremont Street (vacated) of Tract No. 5 of the Riverview Addition to the City of Riverside as shown by map on file in Book 7, Page 7 of Maps, records of Riverside County, California, described as follows:

COMMENCING at the northeast corner of Lot 3 of Tract No. 14011-1 as shown by map on file in Book 111, Page 58 of Maps records of Riverside County, California;

THENCE North 00° 01' 00" West, along the northerly prolongation of the easterly line of said Lot 3, a distance of 616.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 00° 01' 00" West, along said northerly prolongation, 20.00 feet;

THENCE South 89° 59' 00" West, 245.00 feet;

THENCE South 00° 01' 00" East, 20.00 feet;

THENCE North 89° 59' 00" East, 245.00 feet to said True Point of Beginning.

This easement shall expire, terminate and revert to the underlying fee property owner 35 (thirty-five) years from the date of recordation of this easement document.

DESCRIPTION APPROVAL  
by George P. Hutchins, Recorder  
2/27/81

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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 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 a driveway for ingress and egress to adjoining City property

\_\_\_\_\_. Provided, however, that the Grantor reserves the right to use and enjoy the land over which said easement and right of way is granted, for any purpose and in any manner which does not interfere with or impair the right of the Grantee to use said easement and right of way.

Dated Feb 27 1981

E. L. YEAGER CONSTRUCTION COMPANY, INC.,  
a California corporation,

APPROVED AS TO FORM

Ronald M. Christensen  
DEPUTY CITY ATTORNEY

By E. L. Yeager President

By William A. Gilbert Secretary

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by this instrument to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 as Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 3/6/81

B. M. Rice  
Property Services Manager

40431

R/S 33/53-64  
BLOCK 31

LOT 14

"NOT A PART"

TR. NO. 5  
RIVERVIEW ADDITION  
LOT "B" (1" BARRIER STRIP)

N89°59'00"E 1250.62  
982.62'  
949.62'

TEUTATIVE TR. 14011-2  
3  
11.80 AC.

16' EASEMENT CONVEYED  
TO SO. CALIF. GAS CO.  
ET. AL. APRIL 10, 1950  
BOOK 1163/195 OR  
RV. CO.

FREMONT ST.  
(VACATED) LOT "A"

TRACT NO. 14011-1  
2  
M.B. 111/57-58 RV. CO.

SEE  
DETAIL "G"

MT. VIEW  
AVE.

EAST LINE OF  
SEC 31, T.29  
R.5W.

BLK.  
30

LOT  
2

21.9 AC.

1.38 AC.

PD. 1" I.P., NO TAG  
3" DN., FOR NW.  
OF TRACT NO 371  
M.B. 60/53-54 RV.

SEE DETAIL "A"

TRACT NO.  
3766

M.B. 60/53-54  
RV. CO. RECS.

FREMONT  
STREET

CENTRAL

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

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SCALE: 1" = 200'

DRAWN BY WLF DATE 3/16/81

SUBJECT TR. 14011-2 INGRESS/EGRESS EASMENT

10037