

When recorded mail to:

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

124211

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

Project: Zoning Case R-95-767

RECEIVED FOR RECORD

JUN 16 1978 P.M.
15 Min. Past 3 o'clock

At Request of
CITY CLERK

Book 1978, Page 124211
Recorded in Official Records
of Riverside County, California

W.H. Stalgh Recorder

FEES \$

none

FOR RECORDER'S OFFICE USE ONLY

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

MACKEY-KOENIG DEVELOPMENT COMPANY, a Partnership

as Grantor, grant 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 water mains, fire hydrants and water meters

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:

See Exhibit A for legal description.

See Exhibit B for map that accompanies
legal description.

124211

EXHIBIT "A"

LEGAL DESCRIPTION
FOR A 30 FOOT WIDE WATER LINE EASEMENT
CITY OF RIVERSIDE

A 30.00 foot wide easement for water line, fire hydrants and water meter purposes over the following described real property:

Those portions of Lots 3, 4, 5 and 6, Block 1 of La Granda, as shown by map on file in Book 12 pages 42 through 51 inclusive, of Maps, Riverside County Records, being more particularly described as follows:

Commencing at a point on the Southerly line of that certain real property as described in that certain deed recorded for record on July 5, 1960 as Document No. 59047, Records of Riverside County, said point also being distant 55.00 feet Westerly measured at right angles from the centerline of Tyler Avenue (80 feet wide); thence South 08° 26' 25" West, parallel with last said centerline, a distance of 72.43 feet to the true point of beginning; thence continuing South 08° 26' 25" West, a distance of 30.22 feet; thence North 88° 30' 27" West, a distance of 87.77 feet; thence South 01° 29' 33" West, a distance of 15.00 feet; thence North 88° 30' 27" West, a distance of 10.00 feet; thence North 01° 29' 33" East, a distance of 15.00 feet; thence North 88° 30' 27" West, a distance of 119.00 feet; thence South 01° 29' 33" West, a distance of 16.00 feet; thence North 88° 30' 27" West, a distance of 10.00 feet; thence North 01° 29' 33" East, a distance of 16.00 feet; thence North 88° 30' 27" West, a distance of 82.00 feet; thence South 01° 29' 33" West, a distance of 17.00 feet; thence North 88° 30' 27" West, a distance of 10.00 feet; thence North 01° 29' 33" East, a distance of 17.00 feet; thence North 88° 30' 27" West, a distance of 88° 30' 27" West, a distance of 79.09 feet; thence North 01° 29' 33" East, a distance of 28.91 feet; thence North 88° 30' 27" West, a distance of 18.00 feet; thence North 01° 29' 33" East, a distance of 10.00 feet; thence South 88° 30' 27" East, a distance of 18.00 feet; thence North 01° 29' 33" East, a distance of 189.42 feet; thence North 88° 30' 27" West, a distance of 12.00 feet; thence North 01° 29' 33" East, a distance of 10.00 feet to a point on a curve concave Northerly having a radius of 17,555 feet, a radial line through said point bears South 02° 02' 02" West; thence Easterly along said curve through a central angle of 00° 08' 13", an arc length of 41.96 feet to a point on said curve, a radial line through said point bears South 01° 53' 49" West; thence South 01° 29' 33" West, a distance of 8.08 feet; thence South 88° 30' 27" East, a distance of 18.00 feet; thence South 01° 29' 33" West, a distance of 10.00 feet; thence North 88° 30' 27" West, a distance of 18.00 feet; thence South 01° 29' 33" West, a distance of 189.91 feet; thence South 88° 30' 27" East, a distance of 145.09 feet; thence North 01° 29' 33" East, a distance of 12.50 feet; thence South 88° 30' 27" East, a distance of 10.00 feet; thence South 01° 29' 33" West, a distance of 12.50 feet; thence South 88° 30' 27" East, a distance of 39.00 feet; thence North 01° 29' 33" East, a distance of 90.00 feet; thence South 88° 30' 27" East, a distance of 10.00 feet; thence South 01° 29' 33" West, a distance of 90.00 feet; thence South 88° 30' 27" East, a distance of 167.47 feet to the true point of beginning.

DESCRIPTION APPROVAL
George P. Hutchings
Surveyor

124211

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 Water mains, fire hydrants and water meters.

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.

MACKEY-KOENIG DEVELOPMENT COMPANY,
a Partnership

Dated May 24, 1978

By: John W. Koening

By: John L. Malby

APPROVED AS TO FORM

Clarence Hursey
DEPUTY CITY ATTORNEY

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant Dated 5/24/78 from Mackey-Koenig Development Company for Part of Lot 24, 546 River to Canada (Dist. of Miss.) 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 by Instr. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 6/16/78

[Signature]
Property Services Manager

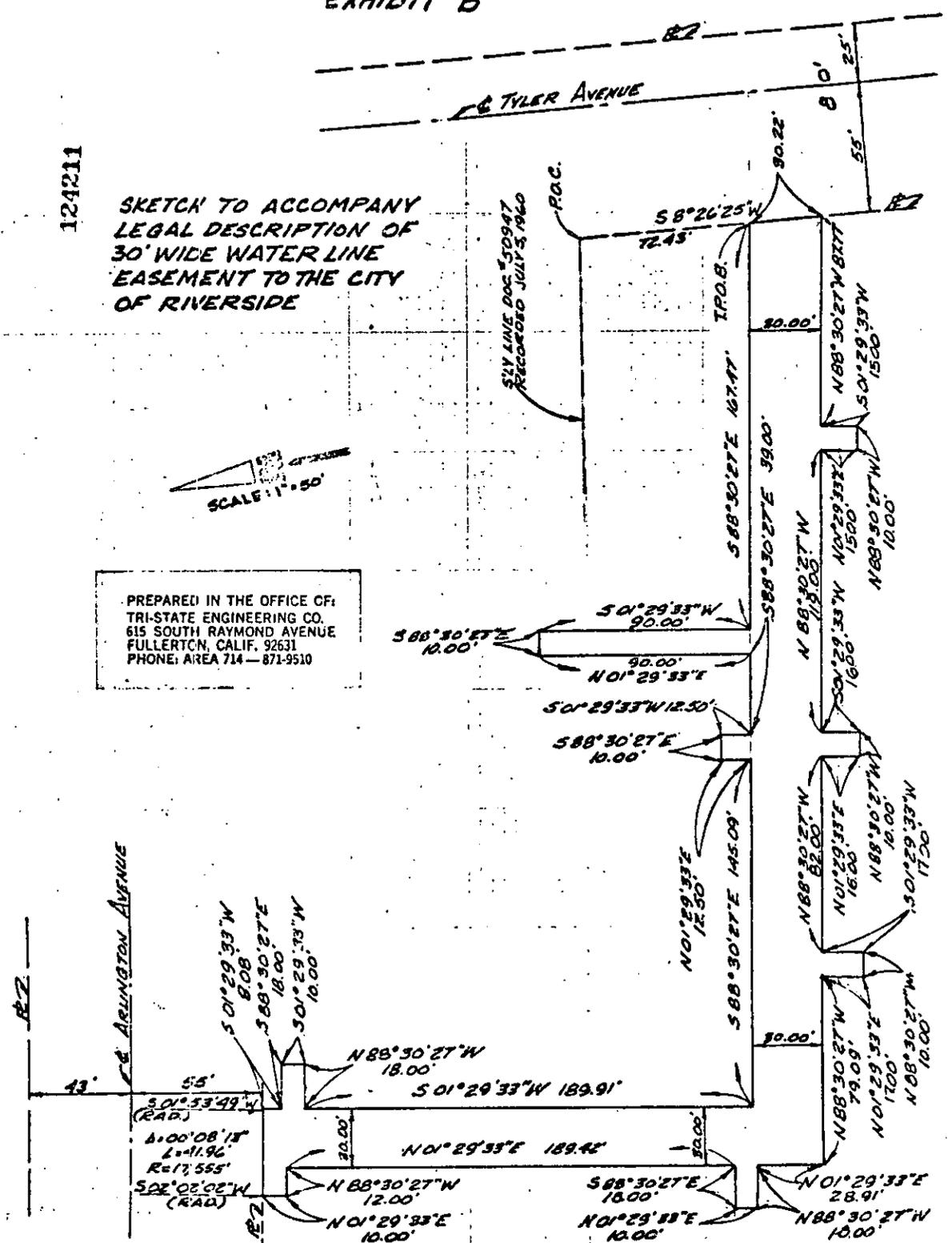
EXHIBIT "B"

124211

SKETCH TO ACCOMPANY
LEGAL DESCRIPTION OF
30' WIDE WATER LINE
EASEMENT TO THE CITY
OF RIVERSIDE



PREPARED IN THE OFFICE OF:
TRI-STATE ENGINEERING CO.
615 SOUTH RAYMOND AVENUE
FULLERTON, CALIF. 92631
PHONE: AREA 714 — 871-9510



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