

217162

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

CITY CLERK
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

Project: PMW-32-901

RECEIVED FOR RECORDS
AT 11:00 O'CLOCK A.M.

JUN - 9 1993

Recorded in Official Records
of Riverside County, California
1992
W. B. [Signature] Recorder
Fees \$

GRANT OF EASEMENT

18th day of November, 1992, by CYNTHIA C. CAMPBELL, an unmarried woman, hereinafter referred to as "FIRST PARTY", and ARLINGTON HEIGHTS CITRUS COMPANY, A CORPORATION, hereinafter referred to as "SECOND PARTY" with reference to the following facts.

- A. FIRST PARTY is the fee owner of the following described real property, hereinafter referred to as Parcel A, located within the City of Riverside, County of Riverside, State of California:

Portions of Lot 10 and Lot G of Dufferin Heights as shown by Map on file in Book 12 of Maps, at Page 7 thereof, Records of Riverside County, California, together with a portion of Parcel 2 of Record of survey on file in Book 20 of Records of Survey, at Page 44 thereof, Records of Riverside County, California, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 10;

Thence South 00° 12' 35" East, along the East line of said Lot 10, a distance of 528.45 feet to a point therein;

Thence South 89° 47' 25" West, a distance of 125.05 feet to a point on the southwesterly line of said Lot G, said point also being on the northeasterly line of said Parcel 2;

Thence continuing South 89° 47' 25" West, a distance of 38.50 feet;

Thence North 21° 54' 33" West, a distance of 517.20 feet;

Thence North 12° 46' 56" West, a distance of 47.07 feet to a point on the North line of said Parcel 2, said point being 33.00 feet westerly of the northeasterly corner of said Parcel 2;

Thence North 89° 28' 57" East, along the North line of said Parcel 2, said Lot G, and said Lot 10, a distance of 365.03 feet to the POINT OF BEGINNING.

B. SECOND PARTY is the fee owner of the following described real property which is adjacent to Parcel A, said property is hereinafter referred to as Parcel B, located within the City of Riverside, County of Riverside, State of California;

Parcel 1 and Parcel 2 of Record of Survey on file in Book 20 of Records of Survey, at Page 44 thereof, Records of Riverside County, California, together with portions of Lot 10 and Lot G of Dufferin Heights, as shown by map on file in Book 12 of Maps, at Page 7 thereof, Records of Riverside County, California, said portions of Lot 10 and Lot G being more particularly described as follows:

Commencing at the Northeast corner of said Lot 10;

Thence South 00° 12' 35" East, along the East line of said Lot 10, a distance of 528.45 feet to the Point of Beginning;

Thence continuing South 00° 12' 35" East, along the East line of said Lot 10 and the East line of said Lot G, a distance of 342.65 feet to the most southerly corner of said Lot G, said corner also being an angle point in the easterly line of said Parcel 2;

Thence North 20° 15' 33" West, along the southwesterly line of said Lot G and the northeasterly line of said Parcel 2, a distance of 364.76 feet to a point hereinafter referred to as Point "A";

Thence North 89° 47' 25" East, a distance of 125.05 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion of said Parcel 2, being more particularly described as follows:

Beginning at Point "A" hereinabove described;

Thence South 89° 47' 25" West, a distance of 38.50 feet;

Thence North 21° 54' 33" West, a distance of 517.20 feet;

Thence North 12° 46' 56" West, a distance of 47.07 feet to a point on the northerly line of said Parcel 2;

Thence North 89° 28' 57" East, along the North line of said Parcel 2, a distance of 33.00 feet to the northeasterly corner thereof, said corner also being the northwesterly corner of said Lot G;

Thence South 14° 59' 09" East, a distance of 36.31 feet;

Thence South 19° 58' 03" East, a distance of 34.23 feet;

Thence South 24° 25' 58" East, a distance of 203.30 feet;

Thence South 22° 18' 00" East, a distance of 72.69 feet;

Thence South 20° 15' 33" East, a distance of 219.90 feet to said Point "A";

The preceding five (5) courses being along the northeasterly line of said Parcel 2 and the southwesterly line of said Lot G.

C. Parcels A and B are adjoining lots. Parcel A has a street address of 15193 Washington Street, Riverside, California; Parcel B is undeveloped and has no street address at this time.

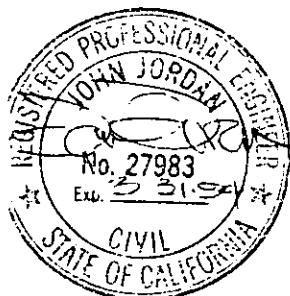
D. A condition of Parcel Map Waiver Case PMW-32-901 is the requirement of the City of Riverside that an access agreement for ingress, egress, parking and/or utilities across Parcel A be executed and recorded by the parties hereto to assure access to Parcel B, which is a landlocked parcel.

NOW, THEREFORE, incorporating the above recitals and for valuable consideration, the receipt of which is hereby acknowledged, the parties hereto mutually agree as follows:

1. FIRST PARTY hereby establishes and grants for the benefit of Second Party, its successors, heirs and assigns, and any and all future owners, the following non-exclusive permanent easement for ingress, egress, parking and/or utilities over, along, and across the following described portion of Parcel A for the use and benefit of and as an easement appurtenant to Parcel B:

The easterly 33.00 feet of hereinabove described Parcel A;

The sidelines of said 33.00 foot wide strip of land to be lengthened or shortened so as to terminate on the northerly and southerly lines of said Parcel A.



DESCRIPTION APPROVAL 10/13/92
 [Signature]
 SURVEYOR, CITY OF RIVERSIDE

X

2. The respective Grant of Easement above described is made for the purpose of creating an access easement with a width sufficient to meet the requirements of the City of Riverside for a driveway for ingress and egress for motor vehicles, parking and/or utilities for the benefit of Parcel B above described to permit unrestricted access from Parcel B to Corsica Avenue, a public street.

3. FIRST PARTY and SECOND PARTY and their successors in interest hereby jointly and severally agree to defend, indemnify and hold harmless the City of Riverside from and against any and all liabilities, expenses, claims, or causes of actions arising out of or alleged to be caused by or resulting from the establishment, use or maintenance of the common access easement.

4. This Grant of Easement is made and entered into for the purpose of complying with a condition imposed by the City of Riverside in Parcel Map Waiver Case PMW-32-901 to assure access to Parcel B across Parcel A for ingress, egress, parking and/or utilities, and the easements and duties and obligations hereinabove created shall not be altered or extinguished without the prior written consent of the City Council of the City of Riverside duly recorded.

5. The rights and obligations set forth herein shall run with the land and shall inure to the benefit of and bind the successive owners of Parcels A and B, respectively.

IN WITNESS WHEREOF the parties hereto have caused this Grant of Easement to be duly executed the day and year first above written.

FIRST PARTY:

SECOND PARTY:

Cynthia C. Campbell
Cynthia C. Campbell
an Unmarried Woman

Arlington Heights Citrus Co.
A Corporation

By: *Barton Gedney Felder*

By: *Pres.*

APPROVED AS TO FORM:

[Signature]
Assistant City Attorney