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WHEN RECORDED MAIL TO:

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

Project: PW-002-945

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

SEP 30 1994

Records in Official Records  
of Riverside County, California

Recorder 15  
Fees \$

3/4 XI  
15  
ME

GRANT OF ACCESS EASEMENT

THIS GRANT OF ACCESS EASEMENT is made and entered into this 28<sup>th</sup> day of September, 1994, by ROBERT D. MILLER, TRUSTEE OF THE ROBERT D. MILLER REVOCABLE LIVING TRUST DATED MARCH 20, 1990, hereafter referred to as "Grantor" with reference to the following facts:

A. Grantor is the fee owner of the following described real property ("the Property") situated in the City of Riverside, County of Riverside, State of California:

Commencing at the southeast corner of said Parcel 1;  
Thence south 89° 57' 30" West along the south line of said Parcel 1 and along the south line of said Parcel 2, a distance of 768.67 feet to the southwest corner of said Parcel 2;

Thence North 34° 02' 30" West along the southwest line of said Parcel 2, a distance of 500.00 feet for the true point of beginning;

Thence North 22° 01' 23" East, a distance of 435.01 feet;  
Thence North 21° 15' 25" West, a distance of 298.00 feet;  
Thence North 35° 59' 41" West, a distance of 131.63 feet;  
Thence North 34° 11' 00" West, a distance of 249.10 feet to a point in the northwesterly line of said Parcel 2, said point being in a non-tangent curve, concave southeasterly, having a radius of 217.00 feet, the radial line at said point bears North 32° 14' 51" West;

Thence southwesterly along said curve, to the left, through a central angle of 05° 16' 59", an arc distance of 20.01 feet, the radial line at said point bears North 37° 31' 50" West;

Thence South 34° 11' 00" East, a distance of 248.85 feet;  
Thence South 80° 00' 10" West, a distance of 140.68 feet;  
Thence South 60° 50' 00" West, a distance of 117.85 feet;  
Thence South 31° 54' 00" West, a distance of 118.30 feet;  
Thence South 78° 55' 00" West, a distance of 54.96 feet;  
Thence South 34° 13' 00" East, a distance of 705.51 feet to the true point of beginning.

The last seven (7) courses and distances follow the boundary of said Parcel 2.

DESCRIPTION APPROVAL 9/29/94  
S. B. BY L.E.  
SURVEYOR, CITY OF RIVERSIDE

B. Grantors have filed a request with the City of Riverside to waive the filing of a parcel map to adjust a parcel line between two parcels, Case PW-002-945.

C. As one of the conditions of approval of the parcel map waiver, the City of Riverside is requiring the Grantor to submit documentation for Planning Department and Legal Department approval to assure driveway access across the Property to the adjacent parcel located at 6320 Hawarden Drive, Riverside, California.

NOW, THEREFORE, for the purpose of complying with a condition imposed by the City of Riverside for the waiver of the filing of a parcel map to adjust a lot line between two parcels in Zoning Case PW-002-945, Grantor hereby grants to ROBERT S. SESSA AND CAROL SESSA, husband and wife as joint tenants, ("Grantee") and their heirs, successors in interest and assigns, a nonexclusive permanent easement for vehicular access, ingress and egress over, along and across the driveway located on a portion of the Property, and described more particularly as follows:

That portion of Parcel 2, as shown by Parcel Map recorded in Book 20 of Parcel Maps at pages 82 and 83 thereof, Records of Riverside County, California, described as follows:

Beginning at the most northerly corner of Parcel 3 of said Parcel Map, said corner being in a non-tangent curve, concave to the southeast, having a radius of 217.00 feet, the radial line at said point bears North 37° 31' 50" West

Thence northeasterly along said curve, to the right, through a central angle of 02° 38' 32", an arc distance of 10.01 feet to a point in a line parallel with and distant northeasterly 10.00 feet, measured at a right angle, to the northeasterly line of said Parcel 3, the radial line at said point bears North 34° 53' 18" West;

Thence South 34° 11' 00" East along said parallel line, a distance of 100.35 feet;

Thence South 55° 49' 00" West, a distance of 10.00 feet to a point in said northeasterly line of Parcel 3;

Thence North 34° 11' 00" West along said northeasterly line, a distance of 100.00 feet to the point of beginning.

Said easement is hereby granted for the use and benefit of and as an easement appurtenant to Grantee's property located as 6320 Hawarden Drive, Riverside, California, and more particularly described as follows:


Parcel 3, as shown by Parcel Map recorded in Book 20 of Parcel Maps, at pages 82 and 83 thereof, Records of Riverside County, California.

This Grant of Access Easement is made and entered into for the purpose of complying with a condition of approval of the City of Riverside, Zoning Case PW-002-945 and shall continue in effect

until such time as it is released by written and recorded consent of the City Council of the City of Riverside.

This Grant of Access Easement shall run with the land and shall be binding upon Grantors, their heirs, successors and assigns.

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed the day and year first above written.

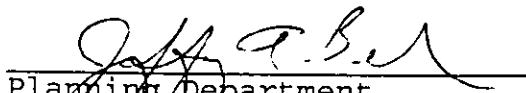


ROBERT D. MILLER, TRUSTEE OF THE ROBERT D.  
MILLER REVOCABLE LIVING TRUST  
DATED MARCH 20, 1990

APPROVED AS TO FORM:

  
Assistant City Attorney

APPROVED AS TO CONTENT:

  
Planning Department

KMG/sb  
8/26/94