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City Clerk's Office
City of Grand Terrace
City Hall, 22795 Barton Road
Grand Terrace, Ca 92324

RECORDED 5/24/1988
INSTRUMENT NO. 163987
San Bernardino
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Project: Canal Street-Barton
Road to Grand Avenue

GRANT OF EASEMENT

THE CITY OF RIVERSIDE, a municipal corporation, Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF GRAND TERRACE, a municipal corporation, Grantee, an easement and right-of-way for public street and highway purposes and public utility purposes, together with all rights to construct and maintain utilities, sewers, drains and other improvements consistent with the use as a public street and highway, in, under, upon, over and along that certain real property in the City of Grand Terrace, County of San Bernardino, State of California, described as follows:

All that portion of the Right-of-Way of the Gage Canal, as shown by map on file in Book 7 of Records of Surveys at Pages 88 thru 92 inclusive thereof, records of San Bernardino County, California described as follows:

Parcel 1

A strip of land, 62.00 feet wide, lying 31.00 feet on each side of the following described centerline:

COMMENCING at the intersection of Canal Street with McClarren Street as shown by Tract 13364, per map on file in Book 203 of Maps, at Pages 89 thru 92 inclusive thereof, records of San Bernardino County, California;

THENCE North 69° 43' 40" East, a distance of 17.50 feet to the westerly right-of-way line of the Gage Canal, and the Point of Beginning;

THENCE continuing North 69° 43' 40" East, a distance of 50.00 feet to the easterly right-of-way line of the Gage Canal, and the end of this centerline description.

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Parcel 2

A strip of land 62.00 feet wide lying 31.00 feet on each side of the following described centerline,

commencing at the centerline intersection of Canal Street and Carhart Avenue as shown by Tract 5852, per map on file in Book 74 of Maps at Pages 41 and 42 thereof, records of San Bernardino County, California;

THENCE North 27° 28' 30" West (recorded as North 27° 56' 48" West) along the centerline of Canal Street, a distance of 213.97 feet;

THENCE North 62° 31' 30" East, perpendicular to said centerline of Canal Street a distance of 17.50 feet to the westerly right-of-way line of the Gage Canal, and the Point of Beginning.

THENCE continuing North 62° 31' 30" East a distance of 50.00 feet to the easterly right-of-way line of the Gage Canal and the end of this centerline description.

Parcel 3

A strip of land, 62.00 feet wide, lying 31.00 feet on each side of the following described centerline;

COMMENCING at the northwest corner of Parcel 1 of Parcel Map 9448, as shown by map on file in Book 103 of Parcel Maps at Pages 43 and 44 thereof, records of San Bernardino County, California, said point being on the east right-of-way line of the Gage Canal.

THENCE North 29° 45' 29" East (recorded North 29° 47' East), along said east right-of-way line, a distance of 81.50 feet to the POINT OF BEGINNING.

THENCE North 60° 14' 31" West, a distance of 50.00 feet to the west right-of-way line of said Gage Canal and the end of this line description.

Parcel 4

A strip of land, 17.00 feet in width, as measured at right angle, lying southerly of, adjacent to, and parallel with the southerly line of Barton Road (formerly Palm Avenue), 66 feet wide and lying between the easterly and westerly right-of-way lines of the Gage Canal, as said canal is shown by map on file in Book 5 of Records of Surveys, at Pages 25 thru 29 inclusive thereof, records of San Bernardino County, California.

Parcel 5

That portion of that certain 50 foot wide strip of land labeled "Gage Canal Right of Way" as shown by Map on file in Book 7 of Records of Survey at Pages 88 thru 92 inclusive thereof, Records of San Bernardino County, California, being more particularly described as follows:

BEGINNING at the southwest corner of said 50 foot strip of land, being a point on the northerly right-of-way line of Barton Road (formerly Palm Avenue) 66 feet wide;

THENCE northerly, northwesterly and northeasterly along said Gage Canal right-of-way line the following twelve (12) courses:

- (1) THENCE North $6^{\circ} 59' 30''$ West, a distance of 354.00 feet;
- (2) THENCE northwesterly along a tangent curve to the left having a radius of 425.00 feet, concave southwesterly, through a central angle of $20^{\circ} 29' 00''$, an arc distance of 151.94 feet;
- (3) THENCE North $27^{\circ} 28' 30''$ West, along a line tangent to the last described curve, a distance of 792.41 feet;
- (4) THENCE northerly along a tangent curve to the right, having a radius of 125.00 feet, concave easterly, through a central angle of $22^{\circ} 13' 00''$, an arc distance 48.47 feet;
- (5) THENCE North $5^{\circ} 15' 30''$ West, along a line tangent to the last described curve, a distance of 50.25 feet;
- (6) THENCE northerly along a tangent curve to the right, having a radius of 325.00 feet, concave easterly, through a central angle of $20^{\circ} 41' 00''$, an arc distance of 117.32 feet;
- (7) THENCE North $15^{\circ} 25' 30''$ East, along a line tangent to the last described curve, a distance of 93.36 feet;
- (8) THENCE northeasterly along a tangent curve to the right, having a radius of 325.00 feet, concave southeasterly, through a central angle of $14^{\circ} 21' 30''$, an arc distance of 81.44 feet;
- (9) THENCE North $29^{\circ} 47' 00''$ East, along a line tangent to the last described curve, a distance of 437.24 feet;
- (10) THENCE northeasterly along a tangent curve to the right, having a radius of 325.00 feet, concave southeasterly through a central angle of $20^{\circ} 31' 30''$, an arc distance of 116.42 feet;
- (11) THENCE North $50^{\circ} 18' 30''$ East, along a line tangent to the last described curve, a distance of 438.54 feet;
- (12) THENCE North $51^{\circ} 28' 30''$ East, a distance of 1016.77 feet to the intersection of said Gage Canal Right-of-Way line with the southeasterly Right-of-Way of Grand Avenue (60' Wide) as shown by Map of Resubdivision of Grand Terrace Tract on file in Book 1, Page 33, of Records of Survey, Records of said County;

THENCE North 73° 43' 10" East, along said southeasterly right-of-way line a distance of 9.19 feet to the intersection of said southeasterly line with the westerly right-of-way line of Mt. Vernon Avenue (66' Wide), as shown by said Map of Resubdivision of Grand Terrace Tract;

THENCE South 00° 11' 30" West, along said Westerly right-of-way line a distance of 33.54 feet, to a point in a non-tangent curve, concave southeasterly, through which point a radial line bears North 11° 18' 23" West;

THENCE southwesterly along said curve, to the left, having a radius of 193.27 feet, through a central angle of 27° 13' 07", an arc distance of 91.81 feet, to a point in a line parallel with and distance 8.25 feet southeasterly of as measured at right angles to said northwesterly line of said Gage Canal Right-of-Way;

THENCE, along said parallel line, the following twelve (12) courses:

- (1) THENCE South 51° 28' 30" West, along a line tangent to the last described curve, a distance of 915.81 feet;
- (2) THENCE South 50° 18' 30" West, a distance of 438.46 feet;
- (3) THENCE southwesterly along a tangent curve to the left, having a radius of 316.75 feet, concave southeasterly through a central angle of 20° 31' 30", an arc distance of 113.47 feet;
- (4) THENCE South 29° 47' 00" West, along a line tangent to the last described curve, a distance of 437.24 feet;
- (5) THENCE southwesterly along a tangent curve to the left, having a radius of 316.75 feet, concave southeasterly through a central angle of 14° 21' 30", an arc distance of 79.38 feet;
- (6) THENCE South 15° 25' 30" West, along a line tangent to the last described curve, a distance of 93.36 feet;
- (7) THENCE southerly along a tangent curve to the left, having a radius of 316.75 feet, concave easterly through a central angel of 20° 41' 00", an arc distance 114.34 feet;
- (8) THENCE South 5° 15' 30" East, along a line tangent to the last described curve, a distance of 50.25 feet;
- (9) THENCE southerly along a tangent curve to the left, having a radius of 116.75 feet, concave easterly, through a central angle of 22° 13' 00", for an arc distance of 45.27 feet;
- (10) THENCE South 27° 28' 30" East, along a line tangent to the last described curve, a distance of 792.41 feet;

(11) THENCE southeasterly along a tangent curve to the right, having a radius of 433.25 feet, concave southwesterly through a central angle of 20° 29' 00", an arc distance of 154.89 feet;

(12) THENCE South 6° 59' 30" East, along a line tangent to the last described curve, a distance of 318.24 feet;

THENCE leaving said parallel line, South 48° 34' 45" East, a distance of 29.43 feet, to a point in a line parallel with and distant 50.00 feet northerly of, measured at right angles to, the centerline of said Barton Road;

THENCE North 89° 50' 33" East, along said parallel line, a distance of 22.37 feet, to the intersection of last said parallel line with the easterly line of said Gage Canal Right-of-Way;

THENCE South 6° 59' 30" East, along said easterly Right-of-Way line, a distance of 17.12 feet to a point in said northerly Right-of-Way line of Barton Road (66' Wide).

THENCE South 89° 50' 33" West, along said northerly Right-of-Way of Barton Road line a distance of 50.36 feet to the POINT OF BEGINNING.

EXCEPTING therefrom those portions included within Parcels 1, 2 and 3, hereinabove described.

Contains 0.740 acres, more or less. (32,323.4 square feet).

DESCRIPTION APPROVAL 4/12/88
Surveyor P. H. [Signature]
SURVEYOR CITY OF RIVERSIDE

Within the easements above-described, Grantor maintains an operating, covered canal (pipeline) for the transmission of water known as the Gage Canal. The above-described easements are granted to allow Grantee to obtain three public crossings of Grantor's Gage Canal for roadway and utility purposes and are made pursuant to that certain Agreement by and between Grantor and Grantee dated December 23, 1986, and are subject to all terms and conditions imposed upon Grantee contained in said Agreement including, but not limited to the following:

(a) Grantee shall install all facilities over and across the Gage Canal in a manner so as to provide adequate protection to the water pipeline located therein. Such protection shall be reinforced concrete bridge, a minimum of 36" of dirt cover in addition to the paving, or alternatives approved in advance by the Gage Canal Company and Grantor. Any improvements, construction or installation of facilities over or across the Gage Canal shall have the prior approval of the Gage Canal Company and Grantor.

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(b) Grantee shall provide alternate ingress and egress or provide for such for those properties currently licensed and/or actually using private crossings over the Gage Canal between Barton Road and Grand Avenue in the City of Grand Terrace.

(c) Grantee shall indemnify and hold harmless Grantor and the Gage Canal Company, and their agents and employees, from and against all losses and all claims, demands, payments, suits, actions, recoveries and judgments of every nature and description brought or recovered against them by reason of any act or omission of Grantee, its agents and employees, in the execution or performance of activities or responsibilities arising out of or as a result of this Grant of Easement or the aforementioned Agreement.

Dated _____

City of Riverside



By: _____
Mayor

Attest: _____
City Clerk

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Grand Terrace, California, a Municipal Corporation, is hereby accepted by order of the City Council, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated _____

CITY OF GRAND TERRACE

By _____
City Clerk

311.2/m - SURVEY.502/n

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