

154099

When recorded mail to:

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

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
12 Min. Past 3 o'clock P.M.
At Request of

CITY OF RIVERSIDE
Book 1982, Page 154099

SEP 3 1982

Recorded in Official Records
of Riverside County, California

William J. Conroy
Recorder
Fees \$

Project: Tract No. 10772

FOR RECORDER'S OFFICE USE ONLY

E A S E M E N T

10101

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
HAWARDEN KNOLLS II, LTD., a limited partnership,

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 storm drain facilities

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 9 of Tract No. 10772, as shown by map on file in Book 111, page 93 of Maps, records of said Riverside County more particularly described as follows:

BEGINNING at the northwest corner of said Lot 9;

THENCE North 79° 53' 00" East, along the northerly line of said Lot 9, a distance of 365.75 feet to a point in a non-tangent curve, concave northeasterly, through which point a radial line bears South 66° 55' 00" West;

THENCE Southeasterly along the arc of said curve to the left, having a radius of 333.00 feet, through a central angle of 04° 25' 45", an arc distance of 25.74 feet to a point in the northeasterly line of said Lot 9, through which point a radial line bears South 62° 29' 15" West;

THENCE North 77° 55' 54" West, a distance of 39.29 feet to a point in a line parallel with and distant 10.00 feet southerly of, measured at right angles to the northerly line of said Lot 9;

THENCE South 79° 53' 00" West, along said parallel line, a distance of 331.68 feet, to a point in the southwesterly line of said Lot 9;

THENCE North 33° 58' 34" West along said southwesterly line, a distance of 10.93 feet to the point of beginning.

Area - 0.09 of an acre.

DESCRIPTION APPROVAL
[Signature]
City Clerk

154099

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 storm drain facilities

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 8-30-82

HAWARDEN KNOLLS II, LTD.,
a limited partnership,
BY: Concordia Development Corp. (formerly
R & L Development Corp.), General

APPROVED AS TO FORM
Ronald M. Christman
SENIOR DEPUTY CITY ATTORNEY

O. K. Hall
President

M. S. VandeLo
Secretary - Treasurer

Lindsay L. Hubby, Jr.
LINDSY L. HUBBY, JR. as an individual
as a partner of the partnership

O. Randolph Hall, Jr.
O. RANDOLPH HALL, JR. as an individual
as a partner of the partnership

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by this instrument dated 8-30-82 from Hawarden Knolls II, Ltd.

for Par Lot 9 Tract 10772 Blk III Pg 93 of Maps Rec of Riverside 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 January 7, 1982, as Instrument No. 3490 of Official Records of Riverside County, and the grantee hereby consents to recordation of this instrument through the undersigned duly authorized officer.

Dated 9-3-82

[Signature]
Assistant City Manager

10401

154099

HAWARDEN DRIVE

$\Delta = 4^{\circ}25'45''$
 $R = 333.00'$
 $L = 25.74'$
 $T = 12.88'$

ESTATES
29/31 Riv. Co.

No. 10772
111/91-93

HAWARDEN
M.B.

LOT 9

No.

TRACT
M.B.

6' P.U.E.
STORM DRAIN EASEMENT

LOT 3

• 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 HEREIN.

SHEET 1 OF 1

W.O. 02105
5/57-2

SCALE 1" = 40'

DRAWN BY B.H.G. DATE 6/21/02

SUBJECT STORM DRAIN EASEMENT TRACT 10772

10401