

154100

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)

Project: Tract No. 10772

RECEIVED FOR RECORD
5 Min. Past 3 o'clock P.M.
At Request of
CITY OF RIVERSIDE
Book 1982, Page

SEP 31 1982 154100

Recorded in Official Records
of Riverside County, California

William S. Thornby
Recorder
Fees \$ 8

FOR RECORDER'S OFFICE USE ONLY

10102

EASEMENT

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 8 of Tract No. 10772, as shown by map on file in Book 111, page 92 of Maps, records of Riverside County, California, more particularly described as follows:

BEGINNING at the northeast corner of said Lot 8;

THENCE South 33° 58' 34" East, along the northeasterly line of said Lot 8, a distance of 10.93 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 8;

THENCE South 79° 53' 00" West, along said parallel line, a distance of 94.32 feet, to a point in a non-tangent curve, concave southeasterly, through which point a radial line bears North 88° 18' 30" West;

THENCE Northeasterly along the arc of said curve to the right, having a radius of 155.00 feet, through a central angle of 03° 48' 20", an arc distance of 10.30 feet to the northwest corner of said Lot 8, through which point a radial line bears North 84° 30' 10" West;

THENCE North 79° 53' 00" East, along the northerly line of said Lot 8, a distance of 87.46 feet, to the point of beginning.

Area - 0.02 of an acre.

DESCRIPTION APPROVAL
[Signature]
Surveyor

154100

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. P. Haer
President

M. R. Van Dule
Secretary - Treasurer

Lindsay L. Hubby, Jr. as an individual
as a partner of the partnership *ATTORNEY-IN-FACT*

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 Port Lot & Tract 10272 Blk III Pg 22 of Maps Rec of Riv Co
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

10402

154100

154100

HAWARDEN ESTATES
M.B. 29/31

Riv. Co.

LOT 9

3

P.O.B.

933°58'34"E
10.93'

6' P.U.E.

STORM DRAIN
EASEMENT

N 79°53'00"E
87.46'

10'

N 88°18'30"W (R)

LOT 8

S 79°53'00"W
94.32'

Δ = 3°48'20"
R = 165.00'
L = 10.30'
T = 5.15'

N 84°30'10"W (R)

APPIAN

WAY

No.

10772
11/191-93

LOT 1

TRACT
M.B.

• 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 THEREIN

SHEET 1 OF 1

WD-021.05

SCALE 1" = 40'

DRAWN BY B.Ho DATE 6/21/82

SUBJECT STORM DRAIN EASEMENT, TRACT 10772

10402