

When retored mail to:

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

28483

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
Min. Past Recd. 1
At Request
CITY CLERK
Book 1984, Page 28483

FEB 10 1984

Recorded in Official Records
of Riverside County, California

William S. Gentry
Recorder
Fees \$

Project: Adams Street Improvement
at AT&SF Crossing

FOR RECORDER'S OFFICE USE ONLY

10788

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
C. LEVERNE DOWER and PAULINE K. DOWER, as Trustees under Trust Agreement
dated April 8, 1981,

as Grantors, grant 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:

All that portion of Lot 16 in Block 32 as shown on map of
W. T. Sayward & S.C. Evans on file in Book 3, Page 2 of Maps,
records of San Bernardino County, California, more particularly
described as follows:

BEGINNING at a point in the northeasterly line of said Lot
distant thereon South 34° 00' 00" East, 20.13 feet from the
southeasterly right of way line of the Atchison, Topeka &
Santa Fe Railway Company; said point being the beginning of
a non-tangent curve with a radius of 5,799.65 feet, concaving
northwesterly from whence a radial bears South 40° 29' 13"
East;

THENCE Southwesterly to the right along said curve an arc
length of 10.07 feet, thru a central angle of 0° 05' 58"
to a line which is parallel with and distant 10.00 feet
southwesterly as measured at right angle from said north-
easterly line;

THENCE South 34° 00' 00" East, along said parallel line
15.00 feet;

THENCE North 56° 00' 00" East, 10.00 feet to said north-
easterly line;

THENCE North 34° 00' 00" West, along said northeasterly line
16.13 feet to the point of beginning.

Area - 157.08 square feet.

DESCRIPTION APPROVAL
George Pittelowsky 4/8/84

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, or 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 FEBRUARY 6, 1984

C. LeVerne Dower
C. LEVERNE DOWER, as trustee under Trust Agreement dated April 8, 1981

APPROVED AS TO FORM
[Signature]
ASST. CITY ATTORNEY

Pauline K. Dower
PAULINE K. DOWER, as trustee under Trust Agreement dated April 8, 1981

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 14883 of said City Council adopted on January 25, 1983, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated 2/10/84

[Signature]
Property Services Manager
Title

28483

3

2 BIRCHES SUBDIVISION
M.B. 4/98 Riv. Co.

TRACT 2876
M.B. 51/74-76 Riv. Co.

STREET

To Indiana Ave.

Conveyed To The RIVERSIDE, SANTA ANA, & LOS ANGELES RAILWAY, a corporation, By A Deed Recorded June 22, 1866 In Bk. 47 of Deeds, At P. 242 et seq. Records of S.B. Co.

Conveyed To The RIVERSIDE, SANTA ANA, & LOS ANGELES RAILWAY, a corporation, By A Deed Recorded May 3, 1866 In Bk. 46 of Deeds, At P. 233 et seq. Records of S.B. Co.

R=5679.65'
L=15.12'
Δ=0°09'09"

15.10'
40'
15'

50'

N49°26'00"E
RAILROAD

50' A. T. & S. F.

100.63'

100.66'

15.10'

PARCEL 1

R=5779.65'
L=15.10'
Δ=0°08'59"

S40°30'33"E (R)

S40°29'13"E (R)

N34°00'00"W

R=5799.65'
Δ=0°05'58"
L=10.07'

LANDS OF W.T. SAYWARD AND S.C. EVANS
MB 3/2 S.B. Co.

16

BLOCK 32

ADAMS

To Lincoln Ave.

PARCEL MAP 9/23
Records of Riv. Co.

PARCEL 2

BASIS OF BEARINGS:
IS C. OF ADAMS ST. TAKEN AS N34°00'00"W AS SHOWN ON THE MAP OF ARLINGTON HEIGHTS, RECORDED IN BOOK 11 OF MAPS, AT PAGES 20 & 21. Records of S.B. Co.

REV. 1/4/54 Koa

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

8/39-3

SCALE: 1" = 50'

DRAWN BY J.V. DATE 2/26/74

SUBJECT ADAMS AT A.T. & S.F.

10788