

221474

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
2:20 Min. Past 2 o'clock P.M.
CITY CLERK
Book 1984, Page 221474

OCT 12 1984

Recorded in Official Records
of Riverside County, California

William J. Stoney
Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: PRD-12-834

10989

TREE PLANTING EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, QUALITY INVESTMENTS, INC., a California Corporation, as Grantor, grants to the CITY OF RIVERSIDE, a Municipal Corporation of the State of California, as Grantee, a perpetual easement and right of way for the tree planting, renewing and maintaining of trees of such types as shall be designated by the City of Riverside 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 the West half of Lot 35 in Section 19, Township 2 South, Range 4 of the Lands of the East Riverside Land Co., as shown by map on file in Book 6, Page 44 of Maps, Records of San Bernardino County, California, more particularly described as follows:

COMMENCING at a point in the south line of said Lot distant thereon, North 89° 59' 33" West 100.37 feet from the southeast corner of said west half of Lot 35; said point being the centerline intersection of Edinburgh Avenue with said South line of Lot 35;

THENCE North 89° 59' 33" West, along said south line 32.39 feet to the true point of beginning; said point also being the beginning of a non-tangent curve with a radius of 43.00 feet and concave southwesterly; the radial line of said non-tangent curve at said beginning bears North 55° 55' 35" East;

THENCE Norhtwesterly along said non-tangent curve an arc length of 10.56 feet, thru a central angle of 14° 04' 24" to the beginning of a reverse curve with a radius of 37.00 feet and concave to the south;

THENCE Northwesterly to the right along said curve an arc length of 147.34 feet, thru a central angle of 228° 09' 16" to the end thereof;

THENCE South 0° 00' 12" West, 17.50 feet;

THENCE South 8° 18' 19" East, 18.19 feet to said south line of Lot 35;

THENCE South 89° 59' 33" East, along said south line 10.00 feet;

THENCE North 8° 18' 19" West, 18.19 feet;

THENCE North 0° 00' 12" East, 17.50 feet to the beginning of a non-tangent curve with a radius of 47.00 feet and concave to the south; the radial line of said non-tangent curve at said beginning bears South 89° 59' 33" East;

THENCE Northwesterly to the left along said non-tangent curve an arc length of 187.89 feet thru a central angle of 229° 03' 11" to a point in said south line of Lot 35;

THENCE South 89° 59' 33" East, along said south line 13.04 feet to said true point of beginning.

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Said tree planting easement is to be used for all purposes proper and convenient in the planting, renewing and maintenance of trees, including the rights of ingress and egress, the temporary deposit of tools, equipment, machinery, vehicles, materials and supplies used in the performance of said work, and for similar and related purposes by the City of Riverside, its officers, employees, agents or contractors.

Provided, however, that the Grantor(s) reserve(s) the right of use and enjoyment of 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 rights of the Grantee to use said easement and right of way.

QUALITY INVESTMENTS, INC.,
a California Corporation

Dated 9-14-84

By [Signature]

By Rodney Am Brumell

Approved as to Description

[Signature]
Surveyor, City of Riverside

9/11/84 by —

APPROVED AS TO FORM

[Signature] 10-9-84
SENIOR DEPUTY CITY ATTORNEY

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 January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 10/12/84

[Signature]
Property Services Manager
title

3M/La - 2/M8/CCc

221474

LOT 35 SEC. 19 T. 29, R. 4 W. S.B.M.

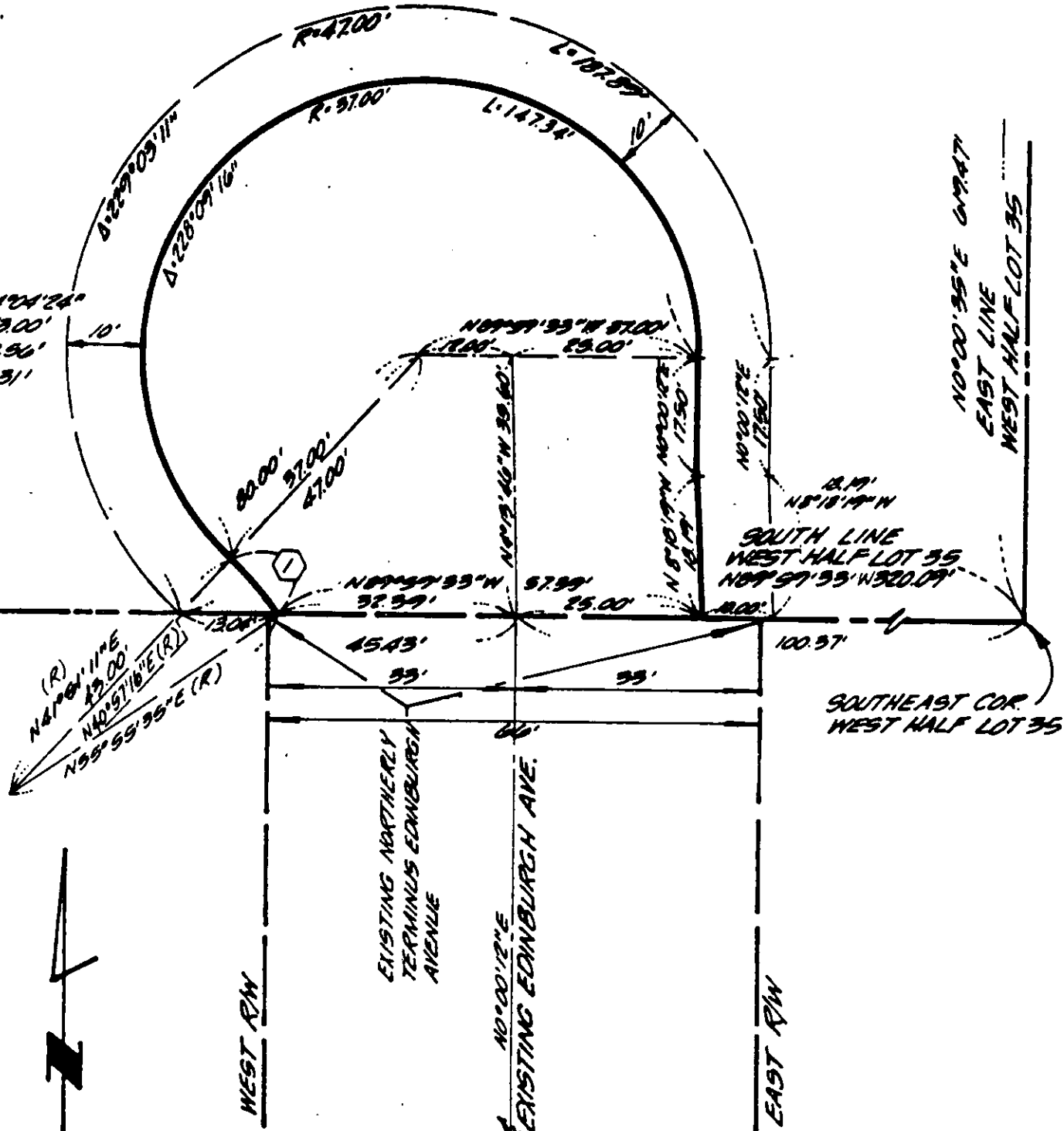


EXHIBIT "A"

10' WIDE STREET TREE PLANTING EASEMENT
EDINBURGH AVENUE CUL-DE-SAC PRD 12-834