

224767

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
AT 2:00 O'CLOCK P.M.

OCT - 4 1985

Recorded in Official Records
of Riverside County, California

William J. Sperry
Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

11301

Project: Storm Drain Easement
for Tract 17216 & 17216-5

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, HEERS-P & J, a joint venture, comprised of P & J Development Company, Inc., a California Corporation, and JOHN C. HEERS, Inc., a California Corporation as Grantor, grants to the CITY OF RIVERSIDE, a municipal corporation, as Grantee, its successors and assigns, an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of the 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:

A strip of land 12.00 feet in width over a portion of Lots 5, 8, 9, 10, 11, 26 and 27 of Tract No. 17216, as shown by map on file in Book 151, Pages 58 through 60, inclusive, of Maps, records of said Riverside County, and over a portion of Lots 5, 11, 13, 14 and 15 of Tract No. 17216-5, as shown by map on file in Book 151, Pages 55 through 57, inclusive, of Maps, records of said Riverside County, the centerline more particularly described as follows:

BEGINNING at a point in the southeasterly boundary of said Tract No. 17216-5 distant thereon, South 55° 40' 30" West, 189.68 feet from the most easterly corner of said Tract No. 17216-5; said point also being the beginning of a non-tangent curve with a radius of 70.00 feet and concaving westerly; the radial line of said curve at said beginning bears North 83° 17' 14" East;

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THENCE northwesterly along said curve an arc length of 33.73 feet through a central angle of 27° 36' 44" to a tangent line which is parallel with and distant 4.00 feet northeasterly as measured at right angle from the southwesterly line of said Lot 14;

THENCE North 34° 19' 30" West, 112.56 feet to a line which is parallel with and distant 2.00 feet northwesterly as measured at right angle from the southeasterly line of said Lot 5 of Tract No. 17216-5;

THENCE South 55° 40' 30" West, along said parallel line and along the southwesterly prolongation thereof 220.6 feet to the beginning of a tangent curve with a radius of 70.00 feet and concaving northerly;

THENCE southwesterly to the right along said curve an arc length of 109.96 feet through a central angle of 90° 00' 00" to the end thereof;

THENCE North 34° 19' 30" West, 45.93 feet to the beginning of a tangent curve with a radius of 70.00 feet and concaving southwesterly;

THENCE northwesterly along said curve an arc length of 29.86 feet through a central angle of 24° 26' 25" to the end thereof;

THENCE North 58° 45' 55" West, 10.77 feet to the beginning of a tangent curve with a radius of 70.00 feet and concaving northeasterly;

THENCE northwesterly along said curve an arc length of 29.86 feet through a central angle of 24° 26' 25" to a line which is parallel with and distant 5.00 feet northeasterly as measured at right angle from the southwesterly line of said Lot 8;

THENCE North 34° 19' 30" West, along said parallel line and along the northwesterly prolongation thereof a distance of 119.12 to the northwesterly line of said Lot 27 and to the end of this centerline description.

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 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.

DESCRIPTION APPROVED
George L. Hutchinson, Jr.
Surveyor

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HEERS-P & J, a joint venture, comprised of P & J Development Company, Inc., a California corporation, and John C. Heers, Inc., a California corporation.

Dated 9-30-85

P & J Development Company, Inc., a California corporation

Signature Robert E. Pond
Name Robert E. Pond
Title President

Signature Michael D. Davis
Name MICHAEL D. DAVIS
Title SEC.

John C. Heers, Inc., a California corporation

Signature John C. Heers
Name John C. Heers
Title President

APPROVED AS TO FORM
[Signature]
ASSOCIATE ATTORNEY

Signature William R. Heers
Name William R. Heers
Title Corporate Secretary

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 10/4/85

[Signature]
Title Property Services Manager

0038X/m - 6323M/c

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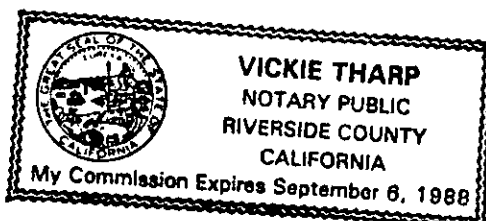
STATE OF CALIFORNIA } SS
COUNTY OF RIVERSIDE }

On this 30th day of September, 1985, before me, Vickie Tharp, a Notary

Public in and for said State, personally appeared Robert E. Pond (personally known to me) (proved to me on the basis of satisfactory evidence) to be the ----- President, and Michael D. Davis (personally known to me) (proved to me on the basis of satisfactory evidence) to be the ----- Secretary, of P & J Development Company, Inc., a California Corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, said corporation being known to me to be a joint venturer of Heers-P & J, a joint venture -----, the joint venture that executed the within instrument and acknowledged to me that such corporation executed the same as such joint venture and that such joint venture executed the same.

Witness my hand and official seal

Vickie Tharp
Notary Public in and for said State



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STATE OF CALIFORNIA)
COUNTY OF San Bernardino) SS

On this 23rd day of September, 1985, before me, _____, a Notary Public in and for said State, personally appeared _____

John C. Heers (personally known to me) (~~proved to me on the basis of satisfactory evidence~~) to be the _____

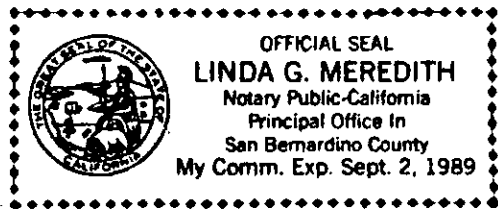
President, and William R. Heers (personally known to me) (~~proved to me on the basis of satisfactory evidence~~) to be the _____ Secretary, of John C. Heers, Inc.

_____, a California Corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, said corporation being known to me to be a joint venturer of Heers/P & J, a joint venture, _____, the joint venture that executed the within instrument and acknowledged to me that such corporation executed the same as such joint venture and that such joint venture executed the same.

Witness my hand and official seal

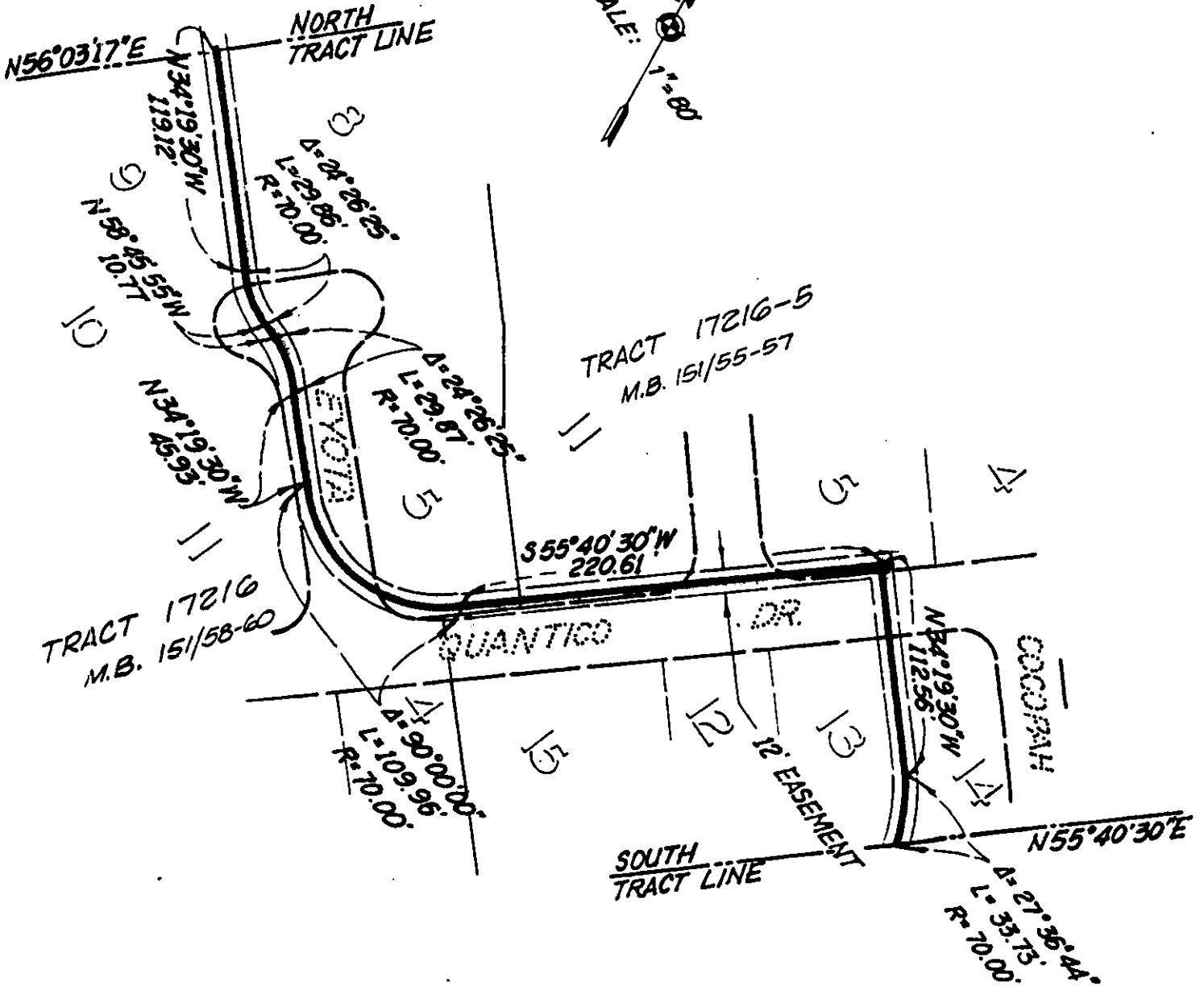
Linda G. Meredith

Notary Public in and for said State



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• 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 <u>1</u> OF <u>1</u>	G/35-1 6/15/05
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SCALE: 1" = 80'	DRAWN BY ADK AND DATE <u>8/22/05</u>	SUBJECT <u>STORM DRAIN EASE. T-17216, T-17216-5</u>
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STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

On this 30th day of September, 1985, before me, Vickie Tharp, a Notary Public in and for said State, personally appeared Robert E. Pond (personally known to me) (proved to me on the basis of satisfactory evidence) to be the ----- President, and Michael D. Davis (personally known to me) (proved to me on the basis of satisfactory evidence) to be the ----- Secretary, of P & J Development Company, Inc., a California Corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, said corporation being known to me to be a joint venturer of Heers-P & J, a joint venture -----, the joint venture that executed the within instrument and acknowledged to me that such corporation executed the same as such joint venture and that such joint venture executed the same.

Witness my hand and official seal

Vickie Tharp
Notary Public in and for said State

