

163047

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
Min. Past 5 o'clock PM

JUL 11 1986

Recorded in Official Records
of Riverside County, California

William E. Smith
RECORDER

FOR RECORDER'S OFFICE USE ONLY
Project: R-66-856/Tract 21605

11516

AVIGATION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, STONE GATE PARTNERS, a California General Partnership, as Grantor, grants to the CITY OF RIVERSIDE, a municipal corporation of the State of California, its successors and assigns, for the use and benefit of the public, an easement and right of flight for the passage of aircraft in the air space above the surface of the real property located in the City of Riverside, County of Riverside, State of California, described as follows:

A portion of Lot 37 of McClaskey Tract, as shown by map on file in Book 10 of Maps, at pages 36 and 37 thereof, Records of Riverside County, California, together with a portion of Section 36, Township 2 South, Range 6 West, San Bernardino Meridian, as shown by map of Rancho La Sierra on file in Book 6 of Maps, at page 70 thereof, Records of Riverside County, California, being more particularly described as follows:

COMMENCING at the point of intersection of the easterly prolongation of the southerly line of said Lot 37 with the easterly line of that certain portion of Doolittle Avenue (formerly Pedley Road) as vacated by Quitclaim Deed recorded July 27, 1955 as Instrument No. 49044, Official Records of Riverside County, California;

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THENCE South 89° 36' 07" West along said easterly prolongation and said southerly line, a distance of 70.81 feet to the TRUE POINT OF BEGINNING;

THENCE continuing South 89° 36' 07" West along said southerly line, a distance of 63.85 feet;

THENCE South 70° 09' 04" West, a distance of 386.76 feet (recorded as 386.52 feet) to a point in the southwesterly line of that certain parcel of land conveyed to V.G. Vail by deed recorded October 19, 1927 in Book 736 of Deeds, at page 281 thereof, Records of Riverside County, California;

THENCE North 32° 27' 07" West along said southwesterly line, a distance of 152.13 feet (recorded as 152.21 feet) to the southwest corner of said Lot 37;

THENCE North 56° 45' 21" West along the westerly line of said Lot 37, a distance of 231.65 feet to an angle point therein;

THENCE North 24° 31' 23" West along said westerly line, a distance of 248.53 feet to the northwesterly corner of said Lot 37;

THENCE North 77° 53' 35" East along the northerly line of said Lot 37, a distance of 377.70 feet to an angle point therein;

THENCE North 59° 39' 38" East along said northerly line, a distance of 174.63 feet to the beginning of a nontangent curve, concave southwesterly, having a radius of 1353.46 feet, a radial line at said point bears North 48° 49' 18" East, said curve also being concentric with and distant 80.00 feet southwesterly, as measured radially to the centerline of said Doolittle Avenue;

THENCE Southeasterly along said curve having a radius of 1353.46 feet through a central angle of 14° 49' 36", an arc length of 350.24 feet to a point of compound curvature with a curve concave southwesterly, having a radius of 1644.63 feet, a radial line at said point bears North 63° 38' 54" East;

THENCE southeasterly along said curve having a radius of 1644.63 feet through a central angle of 08° 32' 04", an arc length of 244.97 feet to said true point of beginning, a radial line at said point bears North 72° 10' 58" East.

TOGETHER WITH THE RIGHT to cause in said air space such noise and emission of such fumes as may be inherent in the aircraft now known or hereafter used for navigation of or flight in the air, using said air space for landing at, taking off from or operation on the Riverside Municipal Airport; hereby acknowledging that the Riverside Municipal Airport is an operating airport subject to increases in the intensity of use and operation, including present and future noise, dust, smoke, fumes and other related conditions.

DESCRIPTION APPROVAL
George P. Hutchinson
Surveyor
7 3 88 by WE

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The foregoing shall not be considered as otherwise prohibiting the use of said property for any lawful purpose below the minimum flight altitudes for aircraft presently authorized or hereafter authorized by the appropriate federal authority; provided all applicable federal, state and local regulations pertaining to height restrictions are adhered to.

Dated 7-3-86

STONE GATE PARTNERS, a California General Partnership

By Jeffrey R. Chambers
Jeffrey R. Chambers, Partner

By James V. Mohler
James V. Mohler, Partner

By MOHLER CORPORATION, a California corporation, Partner

By James V. Mohler
James V. Mohler

Title Partner

APPROVED AS TO FORM
David Cooper 7-3-86
ASST. 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 7/11/86

[Signature]
Title Property Services Manager

311.22/m - survey.28/b

163047

NORTH
SCALE: 1"=100'

R.S. 60/11-14

LOT 36

McCLASKEY TRACT
M.P. 10/20 BT PIV. CO.

LOT 37

ARLINGTON AVENUE

FOR SEC. 36
T.2S. R.6W. S.B.M.

E'LY LINE LOT 37

DOOLITTLE AVENUE

VAN BUREN

BOULEVARD

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

85-217

SCALE: 1"=100'

DRAWN BY *[Signature]* DATE 10/24/80

SUBJECT P-00-850 AVIGATION EASEMENT

11516