

275372

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: C-10-856  
4301 Caroline Ct.

RECEIVED FOR RECORD  
—Min. Post-~~2~~-day

OCT 31 1986

Recorded in Official Records  
of Riverside County, California

*William E. Young*  
RECORDER

Fees \$

FOR RECORDER'S OFFICE USE ONLY

11012

GRANT OF EASEMENT

BENNIE JOE MAYS and BOBBIE ANN MAYS, husband and wife as joint tenants, Grantors FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the CITY OF RIVERSIDE, a municipal corporation, an easement and right-of-way for public street and highway purposes, together with all rights to construct and maintain utilities, sewers, drains and other improvements consistent with the use as a public street and highway, in, under, upon, over and along that certain real property in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lots 10, 11 and 12 of the Marivilla Tract, on file in Book 8, Page 87 of Maps, records of said Riverside County, together with that portion of School Circle, vacated by Resolution No. 1004 (New Series) of the Common Council of the City of Riverside on October 19, 1926 and recorded October 26, 1926 in Book 697, Page 99, et seq., of Deeds, records of said Riverside County, described as follows:

BEGINNING at the intersection of the northwesterly line of Caroline Court with the southwesterly line of School Circle as shown on Record of Survey on file in Book 74, Page 56 of Record of Surveys, records of said Riverside County; said intersection also being the most southerly corner of that certain parcel of land conveyed to the City of Riverside by a deed recorded November 17, 1972, as Instrument No. 153663 of Official Records of said Riverside County;

THENCE northwesterly along said southwesterly line of said parcel so conveyed to the City of Riverside on a non-tangent curve concaving

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northeasterly and having a radius of 266.00 feet an arc length of 13.27 feet thru a central angle of 02° 51' 32"; the initial radial line of said curve at said beginning bears South 47° 05' 05" West;

THENCE southwesterly along a non-tangent curve concaving northwesterly and having a radius of 29.50 feet an arc length of 11.61 feet thru a central angle of 22° 33' 05" to a line which is parallel with and distant 30.00 feet northwesterly as measured at right angle from the centerline of said Caroline Court; the initial radial line of said curve having a radius of 29.50 feet at said beginning bears North 89° 00' 59" East;

THENCE South 55° 24' 59" West, along said parallel line 49.54 feet to the beginning of a tangent curve with a radius of 103.00 feet and concaving northwesterly;

THENCE southwesterly along said curve an arc length of 26.97 feet thru a central angle of 15° 00' 00" to the end thereof;

THENCE South 70° 24' 59" West, 49.67 feet to the beginning of a tangent curve with a radius of 48.00 feet and concaving southeasterly;

THENCE southwesterly along said curve an arc length of 38.35 feet thru a central angle of 45° 46' 29" to the southwesterly line of that certain parcel of land conveyed to Chapman House, a California corporation, as Parcel 1 by a deed recorded September 1, 1955, as Instrument No. 56992 of Official Records of said Riverside County;

THENCE South 65° 21' 30" East, along said southwesterly line 8.00 feet to a point in the northwesterly line of said Caroline Court; said point being the beginning of a non-tangent curve with a radius of 40.00 feet and concaving southeasterly; the radial line of said non-tangent curve at said beginning bears North 65° 21' 30" West;

THENCE northeasterly along said northwesterly line an arc length of 57.31 feet thru a central angle of 82° 05' 32" to said northwesterly line of Caroline Court which is parallel with and distant 25.00 feet northwesterly as measured at right angle from said centerline of Caroline Court;

THENCE North 55° 24' 59" East, along said northwesterly line 115.11 feet to the POINT OF BEGINNING.

AREA - 0.031 of an acre.

Dated October 22, 1986

Bennie Joe Mays  
BENNIE JOE MAYS

Bobbie Ann Mays  
BOBBIE ANN MAYS

DESCRIPTION APPROVED  
George V. Hutchinson 10/2/86

APPROVED AS TO FORM  
Clarice Sweeney  
ASST. CITY ATTORNEY

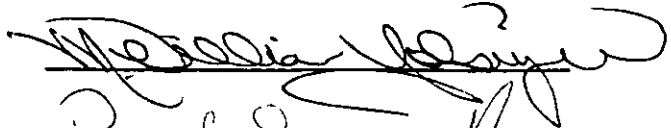


CONSENT TO RECORDATION

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 the recordation thereof by its duly authorized officer.

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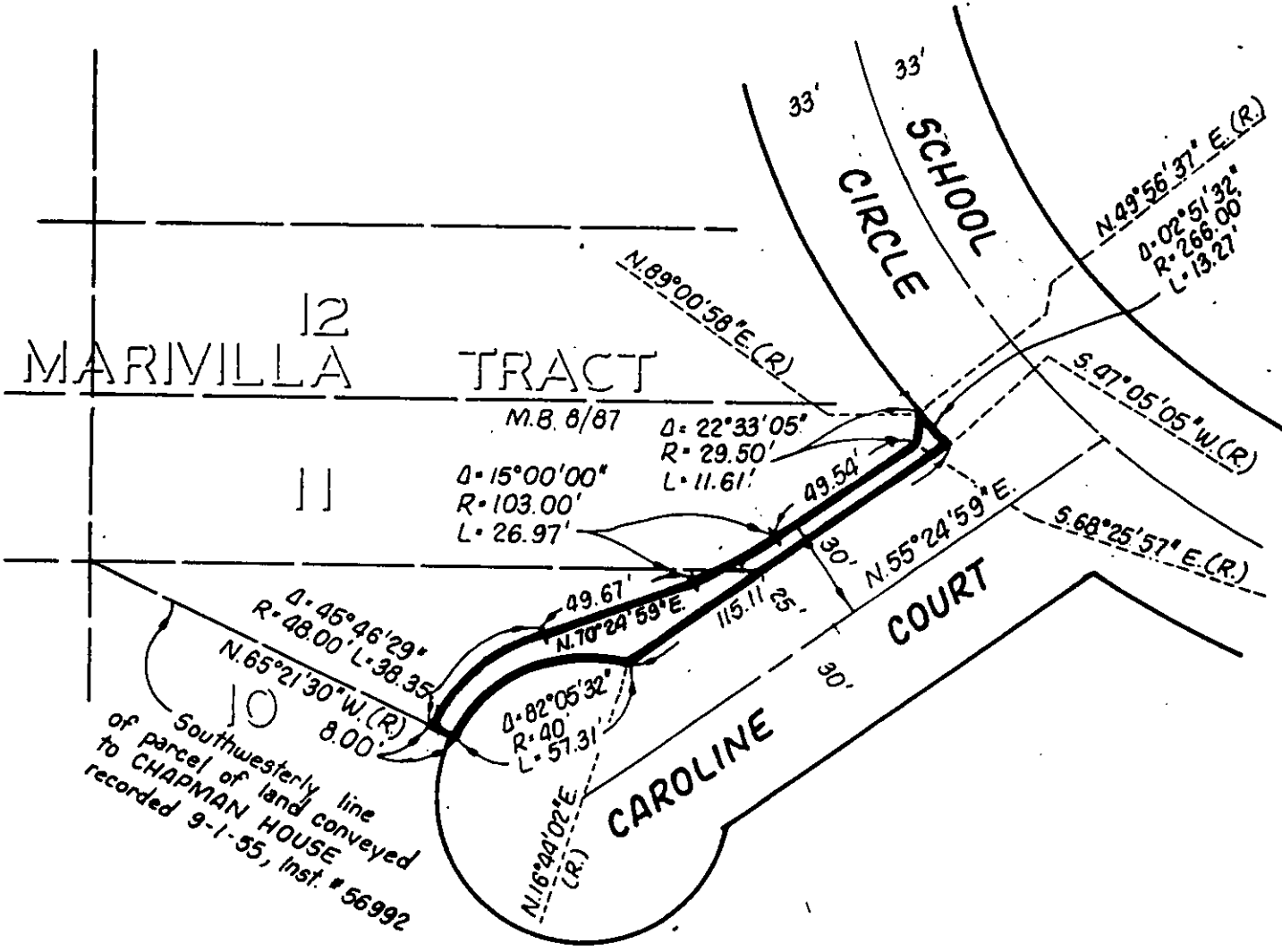
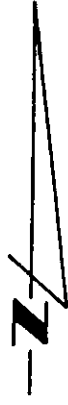
Dated 10/31/86



Title Property Services Manager

311.2/m - survey.183/k

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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 1 OF 2

4.22

SCALE: 1" = .50'

DRAWN BY TT DATE 11/30/85

SUBJECT C-10-856

11642