

302615

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 1 o'clock 2 M

NOV 26 1985
Recorded in Official Records
of Riverside County, California
William E. Sherry
RECORDER
Page 3

FOR RECORDER'S OFFICE USE ONLY

Project: Tract 21198-1

GRANT OF EASEMENT

VICTORIA HEIGHTS VENTURE, a limited partnership, Grantor FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does 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 the West half of the Northwest Quarter of the Southwest Quarter of Section 14, T.3S., R.5W., San Bernardino Meridian, as shown by the United States Government Survey, described as follows:

COMMENCING at the northwest corner of Parcel 2 of Parcel Map on file in Book 25 of Parcel Maps, at Page 5 thereof, Records of Riverside County, California;

THENCE North 00° 03' 20" East, a distance of 4.00 feet to a line which is parallel with and distant 40.00 feet southerly, as measured at right angle, from the centerline of Bradley Street as shown by said Parcel Map;

THENCE North 89° 55' 27" West, along said parallel line, a distance of 137.45 feet to the true POINT OF BEGINNING;

THENCE continuing North 89° 55' 27" West, along said parallel line, a distance of 177.00 feet;

THENCE South 56° 57' 53" West, a distance of 27.46 feet;

THENCE South 00° 04' 33" West, a distance of 262.00 feet, to the beginning of a tangent curve concave northerly and having a radius of 48.00 feet;

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THENCE southerly, westerly, and northerly, along said curve, an arc length of 172.12 feet through a central angle of 205° 27' 05";

THENCE North 25° 31' 38" East, a distance of 49.67 feet, to the beginning of a tangent curve concave northwesterly and having a radius of 103.00 feet;

THENCE northerly, along said curve, an arc length of 45.75 feet through a central angle of 25° 27' 05";

THENCE North 00° 04' 33" East, a distance of 152.26 feet;

THENCE North 56° 48' 47" West, a distance of 27.46 feet;

THENCE North 89° 55' 27" West, a distance of 194.00 feet to a point in a line parallel with and distant 44.00 feet easterly as measured at right angle from the centerline of Washington Street;

THENCE North 00° 04' 31" East, a distance of 15.00 feet to a line which is parallel with and distant 25.00 feet southerly, as measured at right angle from the centerline of Bradley Street as shown by said Parcel Map;

THENCE South 89° 55' 27" East, along said parallel line, a distance of 477.00 feet;

THENCE South 00° 04' 33" West, a distance of 15.00 feet to said true POINT OF BEGINNING.

AREA - 29,522.3 sq. feet

Dated Oct. 13, 1986

DESCRIPTION APPROVED
George P. Hutchinson, Jr., S.D.

VICTORIA HEIGHTS VENTURE,
a limited partnership

By James C. Manning
Title President

APPROVED AS TO FORM

Kathleen M. Gibbons
SENIOR DEPUTY CITY ATTORNEY 11/26/86
by conf. of Ltd Partnership Certif.

By _____
Title _____

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 1/26/86

[Signature]
Title Property Service Manager

311.2/m - survey.187/b

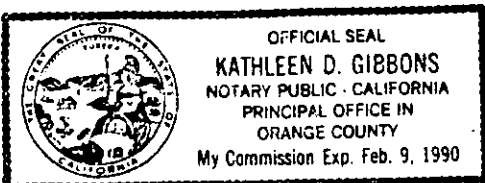
STATE OF CALIFORNIA }
COUNTY OF Orange } ss.

On this 11 day of November, in the year 1986, before me, the undersigned, a Notary Public in and for said State, personally appeared James C. Manning

_____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument on behalf of the Limited Partnership named therein, and acknowledged to me that the Limited Partnership executed it.

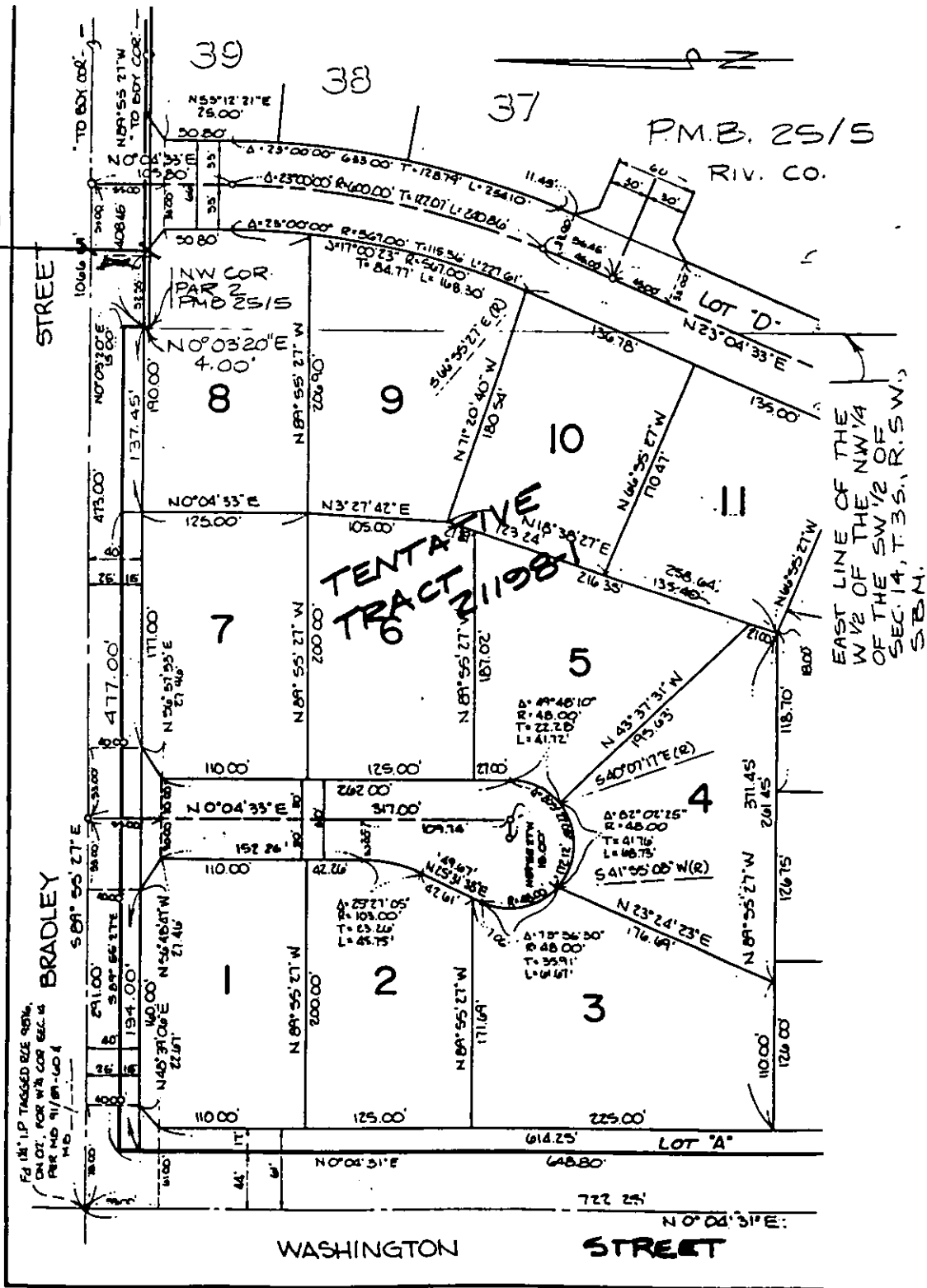
WITNESS my hand and official seal.

Kathleen P. Gibbons
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 1 OF 1

5/72-1

SCALE: 1" = N.T.S.

DRAWN BY DA DATE 10/1/86

SUBJECT TRACT 21198-1