

5774

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.

JAN - 9 1987
Recorded in Official Records
of Riverside County, California
William J. Conroy
Recorder
Fees \$

Ø

FOR RECORDER'S OFFICE USE ONLY

Project: Canyon Springs Trunk Sewer
Parcel 2

11720

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SID LANCE and CECELIA LANCE, as Trustees of The Lance Family Revocable Trust, dated August 14, 1981, as Grantors, grant 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 sanitary sewer 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:

Those portions of the East Half of the Southeast Quarter of Section 4, Township 3 South, Range 4 West, SBM, according to Government Survey thereof, described as follows:

Parcel 1. A strip of land 10.00 feet in width, the centerline thereof being described as follows:

COMMENCING at the intersection of the north line of said Section with a line parallel with and 5.00 feet easterly from the centerline of Box Springs Boulevard (100 feet wide);

THENCE S 13° 06' 01" E, 1469.62 feet along said parallel line to a point in a non-tangent curve concave to the northeast, having a radius of 1195.00 feet; a radial line of said curve at said point bears S 76° 50' 50" W;

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THENCE southeasterly 164.68 feet, through an angle of $7^{\circ} 53' 45''$, along said curve;

THENCE S $21^{\circ} 02' 55''$ E, 625.61 feet along a tangent line;

THENCE southeasterly 426.69 feet, through an angle of $20^{\circ} 17' 19''$, along a tangency curve concave to the southwest, having a radius of 1205.00 feet;

THENCE S $00^{\circ} 45' 36''$ E, 292.53 feet along a tangent line to the TRUE POINT OF BEGINNING; said point being in the south line of the South Half of the Northeast Quarter of Section 4 distant thereon S $89^{\circ} 02' 20''$ W 452.85 feet from the east quarter corner of said Section;

THENCE, continuing S $00^{\circ} 45' 36''$ E, a distance of 307.47 feet;

THENCE southwesterly 378.56 feet, through an angle of $18^{\circ} 00' 00''$; along a tangency curve concave to the northwest, having a radius of 1205.00 feet;

THENCE S $17^{\circ} 14' 24''$ W, 300.00 feet along a tangent line;

THENCE southerly 1178.72 feet, through an angle of $56^{\circ} 30' 54''$, along a tangent curve concave to the east, having a radius of 1195.00 feet;

THENCE S $39^{\circ} 16' 30''$ E, 160.98 feet along a tangent line;

THENCE S $39^{\circ} 09' 37''$ E, 10.00 feet to a point in the northwesterly line of that certain strip of land, 80 feet in width, as described in Deed to The Metropolitan Water District of Southern California, recorded February 2, 1976, as Instrument No. 13456 of Official Records of Riverside County, California; the centerline of said strip having a bearing of N $50^{\circ} 42' 52''$ E (formerly recorded as N $51^{\circ} 35' 31''$ E), said point in said northwesterly line hereinafter being referred to as Point "A", and to the end of this centerline description.

Area - 23,357 square feet, more or less.

Parcel 2. A strip of land 12.00 feet in width, the centerline thereof being described as follows:

COMMENCING at Point "A" as described in Parcel 1 above;

THENCE S $39^{\circ} 09' 37''$ E, 80.00 feet to a point in the southeasterly line of the strip of land, 80 feet in width, described in Parcel 1 above, said point being the TRUE POINT OF BEGINNING:

THENCE S $39^{\circ} 09' 37''$ E, 10.00 feet to a point in a non-tangency curve concave to the southwest, having a radius of 1205.00 feet, a radial line of said curve at said point bears N $50^{\circ} 46' 09''$ E;

THENCE southeasterly 335.33 feet, through an angle of $15^{\circ} 56' 40''$, along last said curve to Point "B", and to the end of this centerline description.

Area - 4,144 square feet, more or less.

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Parcel 3. A strip of land 24.00 feet in width, the centerline thereof being described as follows:

BEGINNING at Point "B" as described in Parcel 2 above, said point being in a curve concave to the southwest, having a radius of 1205.00 feet, a radial line of said curve at said point having a bearing of N 67° 42' 49" W;

THENCE southeasterly 80.00 feet, through an angle of 3° 48' 14", along said curve to the south line of said Section, and to the end of this centerline description.

Area - 1,920 square feet, more or less.

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 sanitary sewer facilities.

Dated December 31, 1986

Sid Lance

SID LANCE, as Trustee
of The Lance Family Revocable
Trust, dated August 14, 1981

DESCRIPTION APPROVED
George P. Hutchinson 7 9 86
P.O. # 1234

Cecelia Lance

CECELIA LANCE, as Trustee
of The Lance Family Revocable
Trust, dated August 14, 1981

APPROVED AS TO FORM
Carolyn Confer 115187
CAROLYN CONFER
ASSISTANT CITY ATTORNEY

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STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

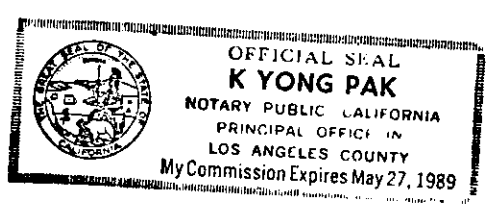
On this 31st day of Dec, 1986,

before me, the undersigned a Notary Public in and for said State, personally appeared SID LANCE and CECELIA LANCE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument, and known to me to be the Trustees of the Lance Family Revocable Trust, dated August 14, 1981, and acknowledged to me that they executed the within instrument in their capacity as Trustees of said trust.

WITNESS my hand and official seal.

K YONG PAK

Notary Public in and for said State

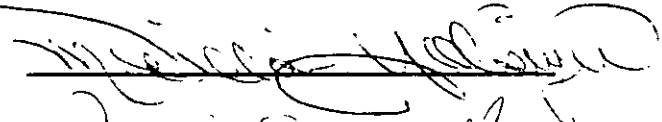


CONSENT TO RECORDATION

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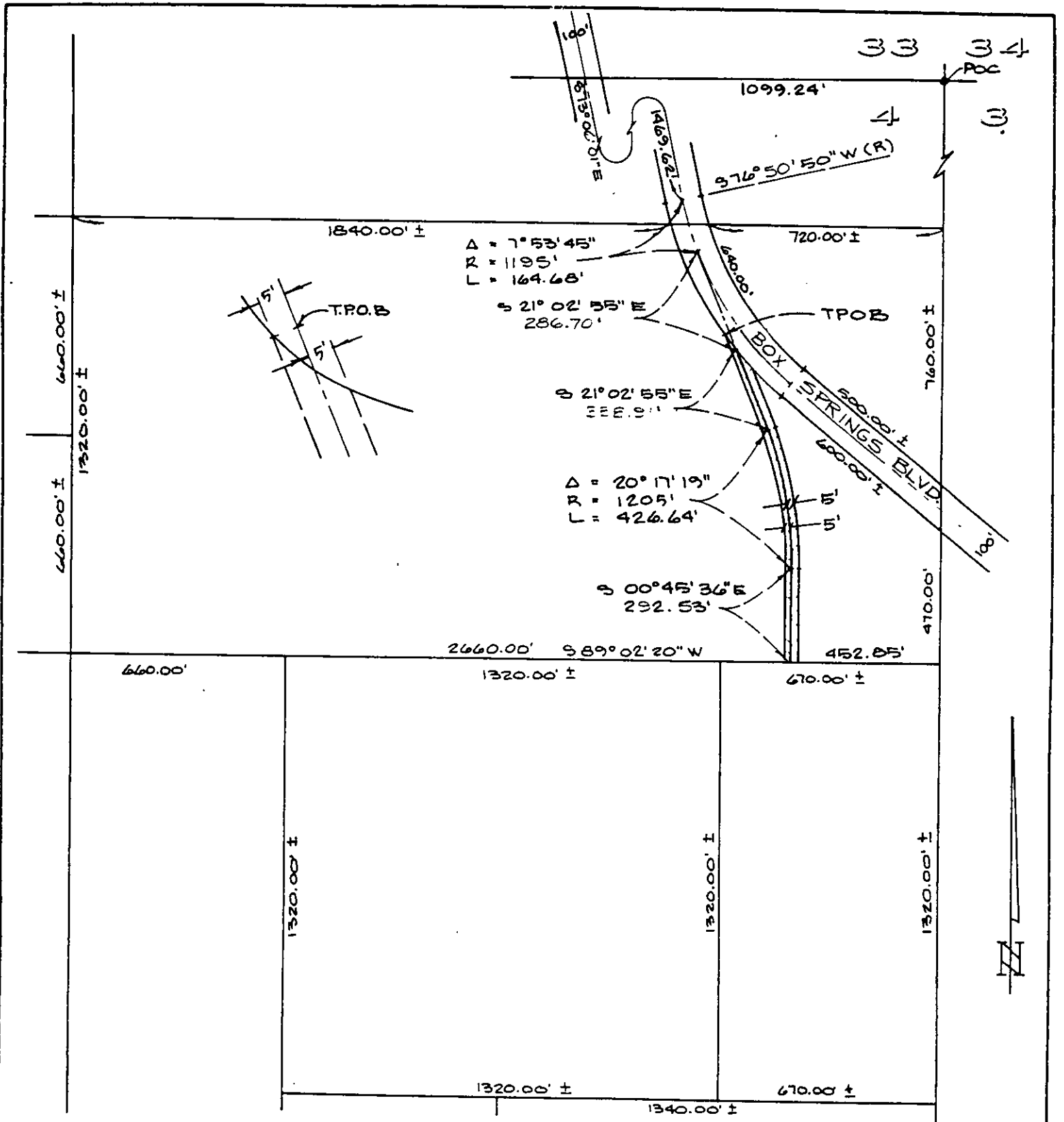
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 14883 of said City Council adopted January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 1/8/87


Title Property Services Manager

311.1/m - survey.2/m

5774



• CITY OF RIVERSIDE, CALIFORNIA •

11/22.

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.

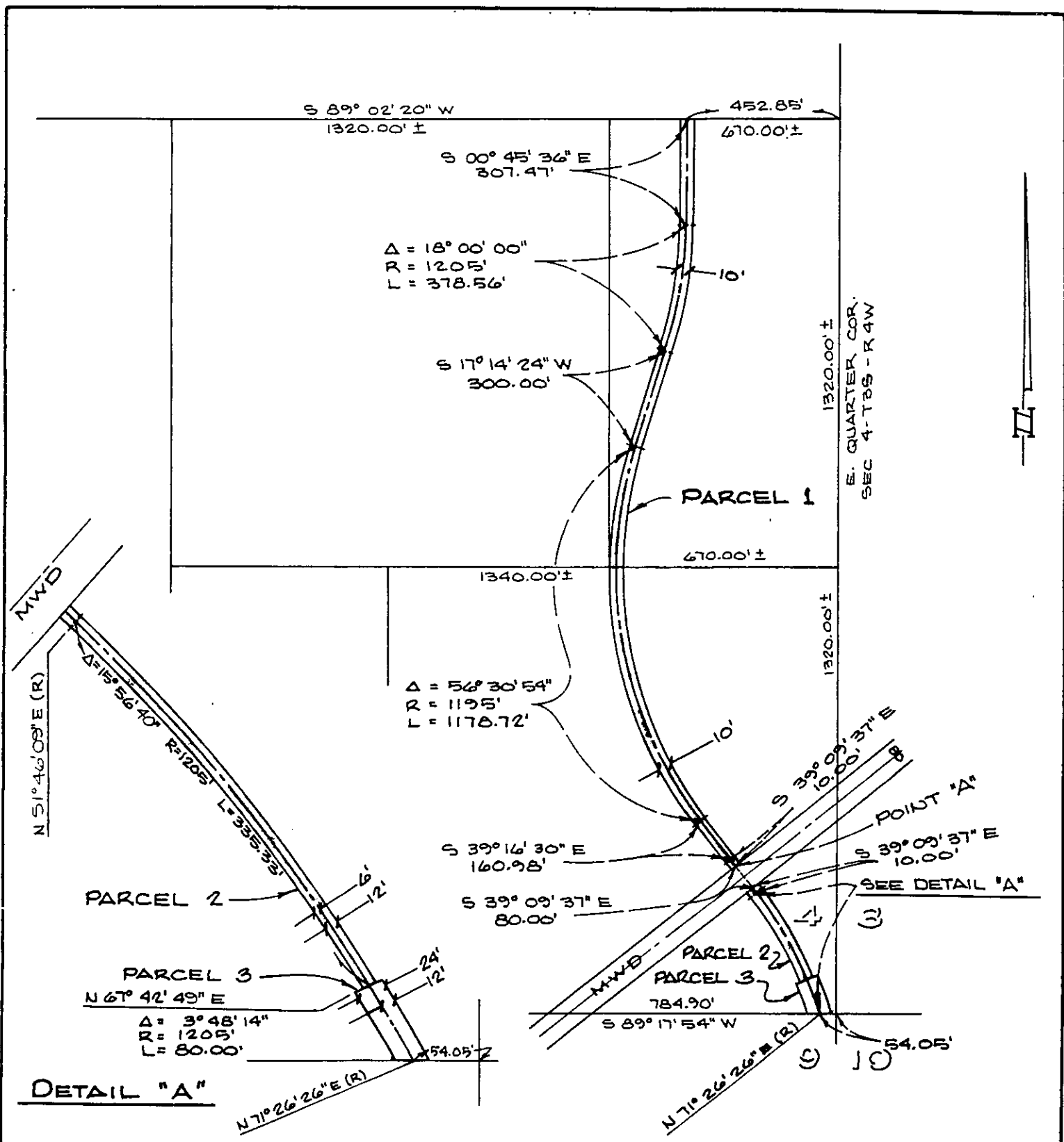
SHEET 1 OF 5.

SCALE: 1" = 400'

DRAWN BY R.P. DATE 6/11/86

SUBJECT CANYON SPRINGS TRUNK SEWER

11720



• 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 2 OF 5

SCALE: 1" = 400'

DRAWN BY R.P. DATE 6/11/86

SUBJECT CANYON SPRINGS TRUNK SEWER