

76857

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. Paul [Signature]

MAR 20 1987
Records in Official Records
of Riverside County, California
William E. [Signature]
RECORDER
Page 1

FOR RECORDER'S OFFICE USE ONLY

Project: Tract No. 21228
Traffic Signals

1-1103

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, FRANKLIN SAND DUNE ASSOCIATES, a Pennsylvania limited partnership, 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 inductive loop type traffic detectors, traffic signal standards, electrical conduits and pullboxes, 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:

That portion of Lot 1 of Tract No. 21228, as shown by map on file in Book 155, Pages 99 through 101 of Maps, records of said Riverside County, described as follows:

BEGINNING at a point in the northwesterly line of Lot "A" of said Tract No. 21228 distant thereon, North 56° 00' 00" East, 15.00 feet from the most westerly corner of said Lot "A";

THENCE North 11° 00' 00" East, a distance of 6.91 feet to the beginning of a non-tangent curve, concave southwesterly, having a radius of 35.00 feet; a radial line at said point bears North 51° 16' 13" East;

THENCE northwesterly along said curve having a radius of 35.00 feet through a central angle of 26° 36' 08", an arc length of 16.25 feet to

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a point of reverse curvature with a curve concave northeasterly, having a radius of 75.00 feet; a radial line at said point of reverse curvature bears North 24° 40' 05" East;

THENCE northwesterly along said curve having a radius of 75.00 feet through a central angle of 11° 00' 00", an arc length of 14.40 feet;

THENCE radially North 35° 40' 05" East, a distance of 30.00 feet to the beginning of a curve concave northeasterly, having a radius of 45.00 feet;

THENCE southeasterly along said curve having a radius of 45.00 feet through a central angle of 11° 00' 00", an arc length of 8.64 feet to a point of reverse curvature, with a curve concave southwesterly, having a radius of 65.00 feet; a radial line at said point of reverse curvature bears South 24° 40' 05" West;

THENCE southeasterly along said curve having a radius of 65.00 feet through a central angle of 31° 19' 55", an arc length of 35.55 feet;

THENCE South 34° 00' 00" East, a distance of 2.00 feet to said northwesterly line;

THENCE South 56° 00' 00" West, along said northwesterly line, a distance of 35.01 feet to the POINT OF BEGINNING.

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 inductive loop type traffic detectors, traffic signal standards, electrical conduits and pullboxes.

DESCRIPTION, APPROVAL
George P. Hutchins
Supervisor

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Dated 7/29/86

FRANKLIN SAND DUNE ASSOCIATES
A Pennsylvania limited partnership

BY: Franklin Realty Partners
General Partner

BY: Franklin Realty Group, Inc.
General Partner

APPROVED AS TO FORM
Carolyn Confer 3/11/87
CAROLYN CONFER
ASSISTANT CITY ATTORNEY

Aurin Primack
BY: Aurin Primack
Senior Vice President

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 3/20/87

M. J. ...
Title Property Services Manager

311.1/m - sruvey.62/k

STATE OF PENNSYLVANIA

COUNTY OF Montgomery } ss.

On this 29th day of July, in the year 1986
before me, the undersigned, a Notary Public in and for said State, personally appeared
Aurin Primack, Senior Vice President

_____, 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 Corporation named therein, and acknow-
ledged to me that the Corporation executed it.

WITNESS my hand and official seal.

JOAN K. McELWEE, NOTARY PUBLIC
LANSDALE BORO. MONTGOMERY COUNTY
MY COMMISSION EXPIRES AUG. 22, 1988
Member, Pennsylvania Association of Notaries

Joan K. McElwee
Notary Public in and for said State.

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CURVE DATA

- | | | | |
|---|---|--|--|
| ① $r=58.00'$
$\Delta=20^{\circ}26'08''$
$L=10.25'$
$T=8.27'$ | ② $r=75.00'$
$\Delta=11^{\circ}00'00''$
$L=14.40'$
$T=7.22'$ | ③ $r=45.00'$
$\Delta=11^{\circ}00'00''$
$L=8.04'$
$T=4.33'$ | ④ $r=63.00'$
$\Delta=31^{\circ}19'55''$
$L=33.58'$
$T=18.23'$ |
|---|---|--|--|

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BLOCK 15

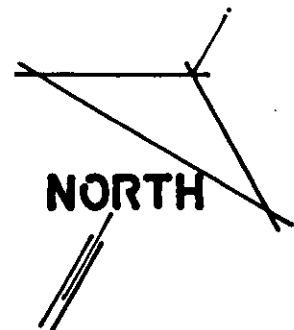
LOT 6

LOT 11

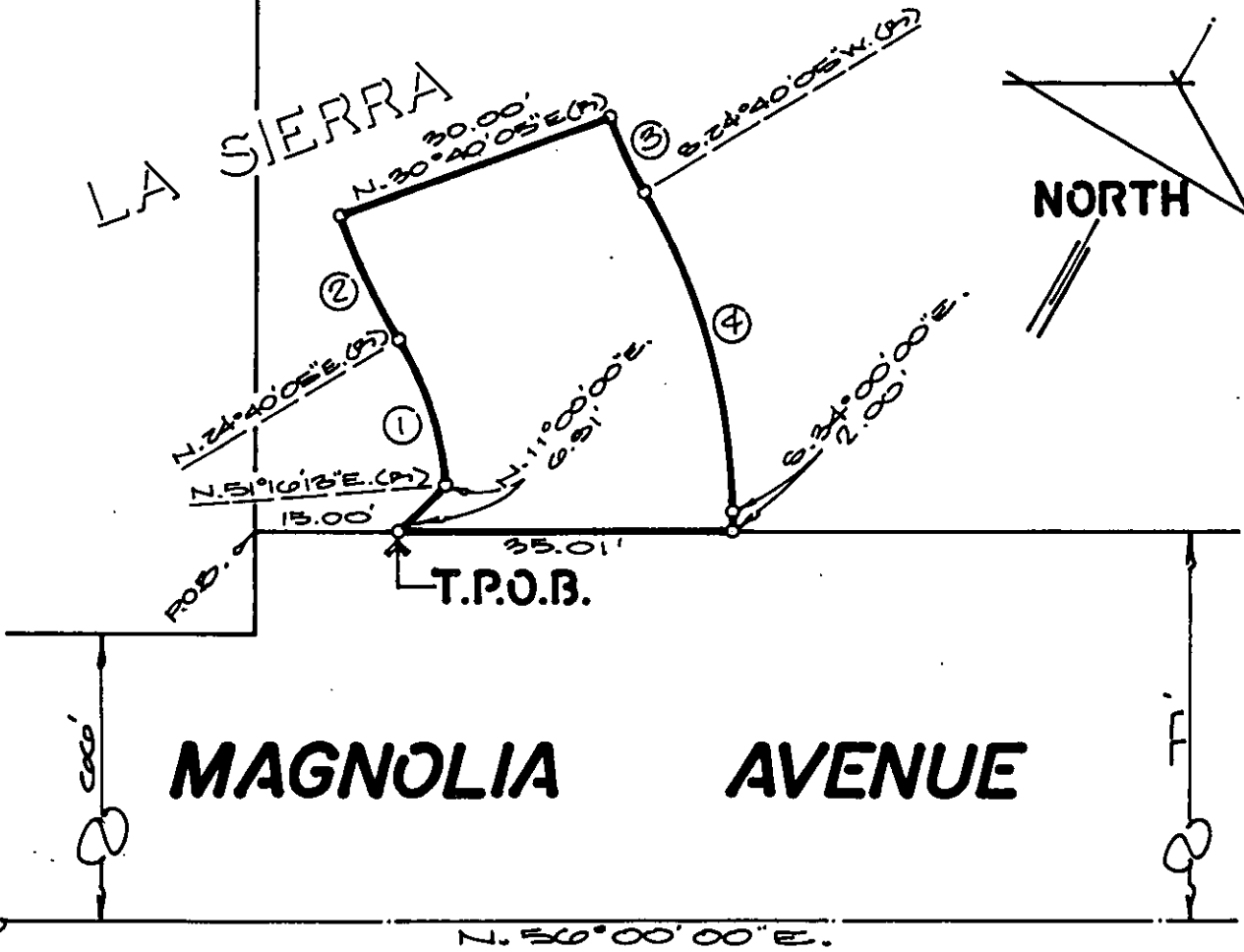
TRACT NO. 21228
M.B. 155/99-101 RIV. CO
LOT 1

GARDENS
M.B. 11/42-50 RIV. CO.

LA SIERRA



PIERCE STREET



MAGNOLIA AVENUE

• 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

65-100

SCALE: 1" = 20'

DRAWN BY [Signature] DATE 7/1/80

SUBJECT SIGNAL LOOP EASEMENT.

11798