

91493

When recorded mail to:

Property Services Division
City of Riverside
City Hall
3711 Orange St.
Riverside, Calif. 92501

P.U. Easement - Tyler Mall

DOCUMENTARY TRANSFER TAX
\$ None
Signature [Signature]
CITY OF RIVERSIDE

Microfilm recording from 4-1-65. Book and page
no longer assigned. Identify by account number
and year of filing.

RECEIVED FOR RECORD

SEP 16 1970
7:00 Min. Past 10 o'clock A.M.

At Request of
CITY OF RIVERSIDE

Recorded in Official Records
of Riverside County, California

[Signature]

Recorder
FEE \$ [Signature]

INDEXED [Signature]

FOR RECORDER'S OFFICE USE ONLY

APPROVED AS TO FORM
[Signature]
DEPUTY COUNTY ATTORNEY
12058

PUBLIC UTILITIES
EASEMENT

CITY DEED NO. _____

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, _____

THE MAY DEPARTMENT STORES COMPANY, a New York corporation

as Grantor, grant(s) to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, a perpetual easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of public utilities facilities (Underground Electrical Distribution System)

together with all necessary appurtenances, in, under, upon, over and along that certain real property situated in the County of Riverside, State of California, described as follows:

All those portions of Lots 3, 4, 5, 6, 11, 12, 13, and 14 in Block 27 of the Lands of the Riverside Land And Irrigating Company, as shown by map on file in Book 1, Page 70 of Maps, records of San Bernardino County, California, described as follows:

PARCEL I

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

Commencing at the most westerly corner of Parcel 1 of Record of Survey on file in Book 44, Page 78 of Records of Survey, Records of Riverside County, California; said corner also being a 2 inch iron pipe set in a line that is parallel with and distant 55.00 feet northeasterly, as measured at right angles to the centerline of Tyler Avenue;

Thence South 34° 00' 00" East, along said parallel line, 652.41 feet to the TRUE POINT OF BEGINNING;

Thence North 56° 00' 00" East, 365.25 feet to a point hereinafter referred to as Point "A";

Thence continuing North 56° 00' 00" East, 410.00 feet to a point hereinafter referred to as Point "B";

Thence South 34° 00' 00" East, 193.00 feet to a point hereinafter referred to as Point "C";

Thence continuing South 34° 00' 00" East, 145.00 feet.

Thence North 56° 00' 00" East, 212.00 feet to the beginning of a tangent curve, concave to the south and having a radius of 50.00 feet;

DESCRIPTION APPROVAL

by George Hutchinson 7/7/70 by [Signature]
Surveyor

Thence northerly, easterly and southerly along said curve, through a central angle of $90^{\circ} 00' 00''$, an arc length of 78.54 feet;

Thence South $34^{\circ} 00' 00''$ East, 301.00 feet;

Thence South $56^{\circ} 00' 00''$ West, 226.00 feet to a point hereinafter referred to as Point "E";

Thence South $34^{\circ} 00' 00''$ East, 165.02 feet to a point hereinafter referred to as Point "F";

Thence continuing South $34^{\circ} 00' 00''$ East, 118.98 feet to a point hereinafter referred to as Point "G";

Thence South $56^{\circ} 00' 00''$ West, 446.00 feet;

Thence North $34^{\circ} 00' 00''$ West, 4.25 feet to a point hereinafter referred to as Point "H";

Thence South $24^{\circ} 30' 45''$ West, 261.32 feet;

Thence South $56^{\circ} 00' 00''$ West, 19.41 feet to a point hereinafter referred to as Point "I";

Thence continuing South $56^{\circ} 00' 00''$ West, 123.00 feet to said parallel line which is distant 55.00 feet northeasterly as measured at right angles to the centerline of Tyler Avenue and to the END of this centerline description.

PARCEL 2

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "A" hereinbefore described;

Thence South $34^{\circ} 00' 00''$ East, 229.50 feet to a point hereinafter referred to as Point "K";

Thence continuing South $34^{\circ} 00' 00''$ East, 475.50 feet to a point hereinafter referred to as Point "J";

Thence continuing South $34^{\circ} 00' 00''$ East, 263.75 feet to Point "H", hereinbefore described and the END of this centerline description.

PARCEL 3

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "B" hereinbefore described;

Thence North $34^{\circ} 00' 00''$ West, 286.30 feet to a point hereinafter referred to as Point "L";

Thence continuing North $34^{\circ} 00' 00''$ West, 22.20 feet;

Thence North $11^{\circ} 00' 00''$ East, 226.78 feet;

Thence North $56^{\circ} 00' 00''$ East, 96.62 feet;

Thence North $34^{\circ} 00' 00''$ West, 74.49 feet to a point hereinafter referred to as Point "M" and the END of this centerline description.

PARCEL 4

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "M", hereinbefore described;

Thence North $56^{\circ} 00' 00''$ East, 159.00 feet;

Thence South $34^{\circ} 00' 00''$ East, 75.00 feet to the END of this centerline description.

PARCEL 5

A strip of land 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "M" hereinbefore described;

Thence South $56^{\circ} 00' 00''$ West, 58.90 feet to the END of this centerline description.

PARCEL 6

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "G", hereinbefore described;

Thence South $34^{\circ} 00' 00''$ East, 56.00 feet;

Thence South $62^{\circ} 51' 00''$ East, 460.04 feet to the beginning of a tangent curve, concave to the north and having a radius of 50.00 feet;

Thence southeasterly along said curve through a central angle of $61^{\circ} 00' 00''$ an arc length of 53.46 feet to the END of this centerline description.

PARCEL 7

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

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BEGINNING at Point "I" hereinbefore described;
Thence South $44^{\circ} 32' 46''$ East, 186.55 feet to the beginning of
a tangent curve concave to the west and having a radius of 25.00 feet;
Thence southerly along said curve through a central angle of
 $100^{\circ} 32' 46''$ an arc length of 43.86 feet to the END of this centerline
description.

PARCEL 8

A strip of land, 20.00 feet in width, the centerline of said
strip being described as follows:

BEGINNING at Point "J", hereinbefore described;
Thence North $56^{\circ} 00' 00''$ East, 56.00 feet to the END of this
centerline description.

PARCEL 9

A strip of land, 20.00 feet in width, the centerline of said
strip being described as follows:

BEGINNING at Point "K" hereinbefore described;
Thence North $56^{\circ} 00' 00''$ East, 56.00 feet to the END of this
centerline description.

PARCEL 10

A strip of land, 20.00 feet in width, the centerline of said
strip being described as follows:

BEGINNING at Point "C" hereinbefore described;
Thence South $56^{\circ} 00' 00''$ West, 29.00 feet to the END of this
centerline description.

PARCEL 11

A strip of land, 20.00 feet in width, the centerline of said
strip being described as follows:

BEGINNING at Point "E", hereinbefore described;
Thence North $34^{\circ} 00' 00''$ West, 40.00 feet;
Thence North $84^{\circ} 38' 54''$ West, 32.33 feet to the END of this
centerline description. The sidelines of the last mentioned strip
are to be lengthened or shortened so as to terminate in a line
bearing North $34^{\circ} 00' 00''$ West.

PARCEL 12

A strip of land, 20.00 feet in width, the centerline of said
strip being described as follows:

BEGINNING at Point "F" hereinbefore described;
Thence South $56^{\circ} 00' 00''$ West, 65.00 feet to the END of this
centerline description.

PARCEL 13

A strip of land, 20.00 feet in width, the centerline of said
strip being described as follows:

BEGINNING at Point "H", hereinbefore described;
Thence South $34^{\circ} 00' 00''$ East, 26.25 feet to the END of this
centerline description.

PARCEL 14

A strip of land 20.00 feet in width, the centerline of said strip
being described as follows:

BEGINNING at Point "L" hereinbefore described; said Point "L" being
the beginning of a tangent curve concave to the south and having a
radius of 40.00 feet;

Thence northerly and westerly along said curve through a central
angle of $90^{\circ} 00' 00''$, an arc length of 62.83 feet;

Thence South $56^{\circ} 00' 00''$ West, 38.00 feet;
Thence South $24^{\circ} 00' 00''$ West, 33.00 feet to the END of this
centerline description. The sidelines of the last mentioned strip
are to be lengthened or shortened so as to terminate in a line bearing
North $34^{\circ} 00' 00''$ West.

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SEP 1 1970

CONSTRUCTION

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 real 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 public utilities facilities

Provided, however, that the Grantor reserves the right to use and enjoy the land over which said easement and right-of-way is granted, for any purpose and in any manner which does not interfere with or impair the right of the Grantee to use said easement and right-of-way.

Dated May 11, 1970

THE MAY DEPARTMENT STORES COMPANY,
a New York corporation

BY Harry Schloss Jr. V.P.

RAT Frank I. Swenson V.P.

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 5/11/70 from Harry O. Schloss, Jr. V.P. & Frank I. Swenson, V.P. for Por. Lots 3,4,5,6,11,12,13, & 14, Blk 27 lands of Riv. Land & Irrig. Co. map on file in Bk 1, page 70 of Maps, Rec. of S.B. Co. to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on Instrument No. 123460, Riverside County Records, and the Grantee hereby instrument through the undersigned.

12038

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SEP 1 1970
CONSTRUCTION

A C K N O W L E D G M E N T

91493

STATE OF MISSOURI)
[COUNTY]) SS.
CITY OF MISSOURI)

On this 11th day of May, 1970, before me personally appeared Harry O. Schloss, Jr., to me personally known, who, being by me duly sworn, did say that he is the Vice President of The May Department Stores Company, and that the seal affixed to the foregoing instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and said Harry O. Schloss, Jr. acknowledged said instrument to be the free act and deed of said corporation.

Christie Bernita Lintsey
Notary Public

[Seal]

This act performed in the City of St. Louis which adjoins St. Louis County for which I was commissioned.

My commission expires: My Commission Expires June 1, 1974

12032

91493

MAGNOLIA

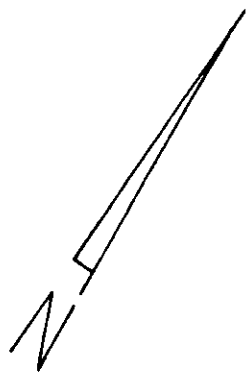
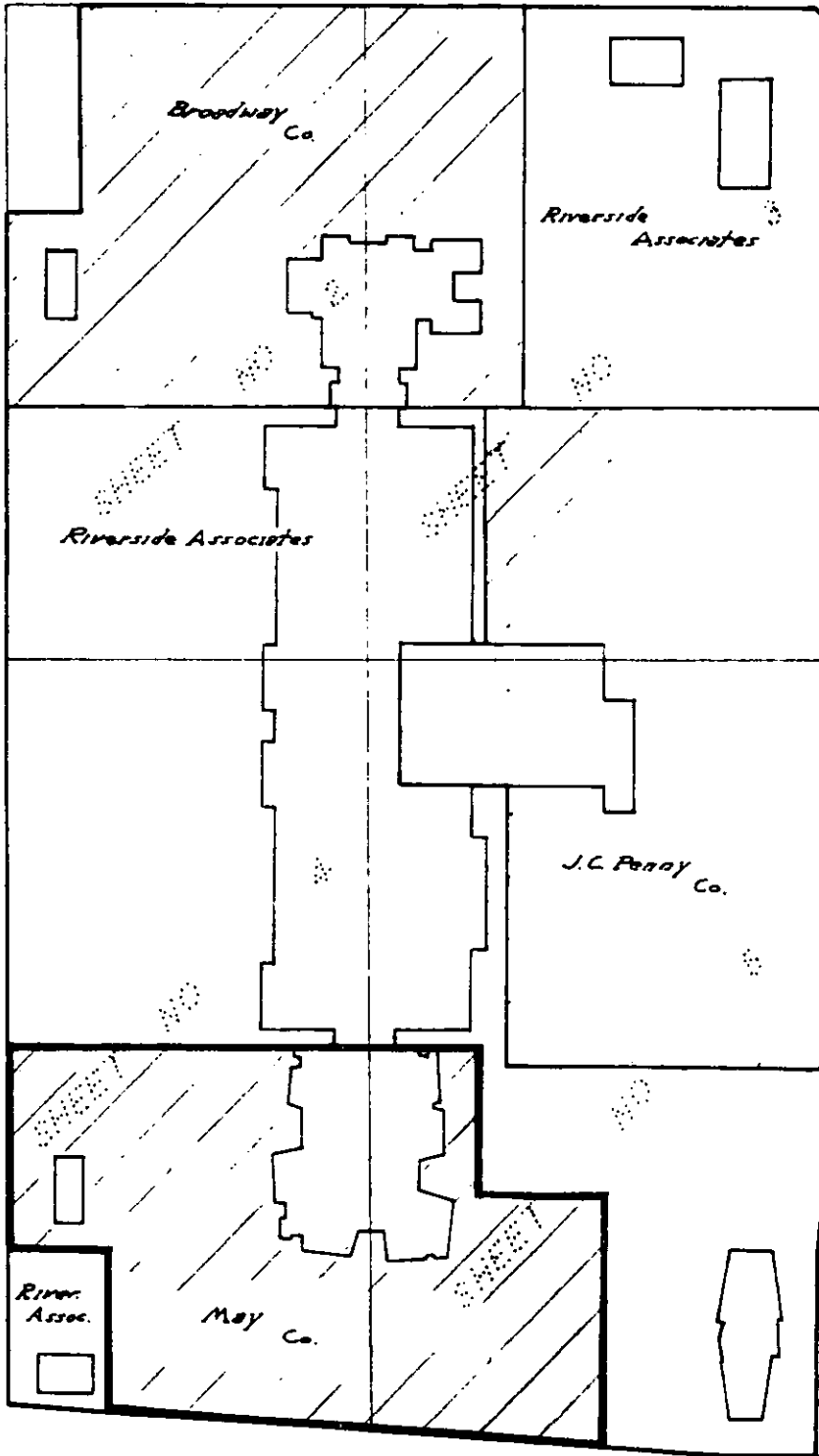
AVE

TYLER

HUGHES

ALLEY

ST



RECEIVED

SEP 1 1970

CONSTRUCTION

CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT

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

SCALE: 1" = 100'

DRAWN 4-6-70 BY J.L.J.

SUBJECT *Locality and property line map of Tyler Mall*

OF 5 SHEETS

12058

MAGNOLIA AVE

N 56° E

Most Wly cor Parcel 1

91493

TYLER

652.41

N 34° W

True Point of Beginning

ST

PAR 1

44170

T.B.A.

LOT 4

MATCH LINE SEE SHEET 3

LOT 3

BROADWAY

Parcel 1 P.A.

N 56° E 365.25 410.00

20.00

LOT 5

Parcel 2

229.00

P.A.K

PARCEL 9

LOT 6

20.00

426.00

BUILDING

BUILDING

"F"

"D"

MATCH LINE SEE SHEET 4

CITY OF RIVERSIDE, CALIFORNIA

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SEP 1 1979
CONSTRUCTION

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IN THE ATTACHED DOCUMENT

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SHEET
2

SCALE: 1" = N.T.S.

DRAWN 4-3-70 BY J.L.J.

SUBJECT TYLER MALL P.U.E's

OF 5 SHEET

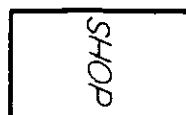
MAGNOLIA AVE.

N 56° E

91493

LOT 4

LOT 3

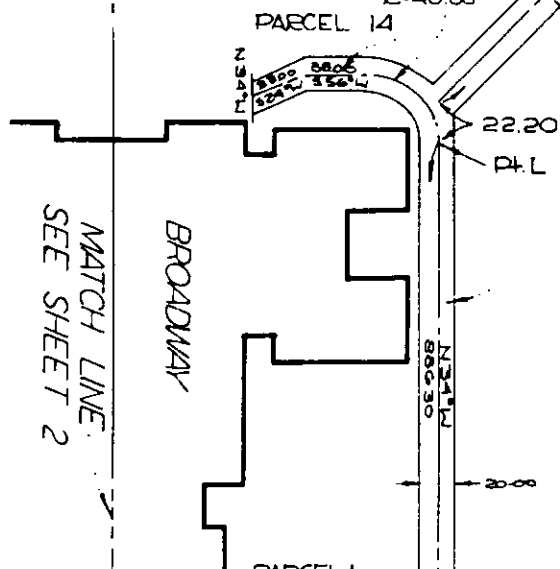


PARCEL 5

PARCEL 4



SHOPS



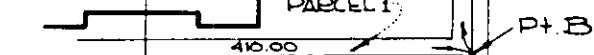
MATCH LINE
SEE SHEET 2

BROADWAY

PARCEL 14

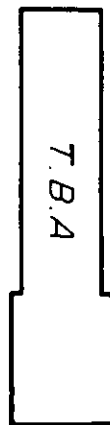
PARCEL 3

HUGHES ALLEY



MATCH LINE
SEE SHEET 2

PARCEL 1



T.B.A.

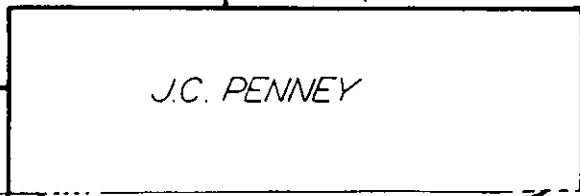
LOT 5

BUILDING
"D"

PARCEL 10

PARCEL 1

LOT 6



J.C. PENNEY

MATCH LINE

SEE SHEET 5

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CITY OF RIVERSIDE, CALIFORNIA

SEP 1 1970

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IN THE ATTACHED DOCUMENT

CONSTRUCTION

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attached document. It is not a part of the written description therein.

SHEET

3

SCALE: 1" = NTS

DRAWN 4 3 70 BY ME

SUBJECT TYLER MALL PUE'S

OF 5 SHEETS

100538

91493

TYLER ST.

SEE SHEET 2
MATCH LINE

LOT 5
LOT 12

PARCEL 2

BUILDING "G"

PT. J

PARCEL 8

PT. H

PARCEL 13

PARCEL 1

PARCEL 1

PT. I

PARCEL 7

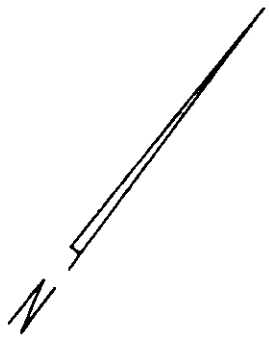
LOT 12
LOT 15

T.B.A.

MATCH LINE

SEE SHEET 5

$\Delta: 100^{\circ} 30' 46''$
 $L: 43.86$
 $R: 20.00$



CITY OF RIVERSIDE, CALIFORNIA

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SEP 1 1970

PLAT OF PARCEL(S) DESCRIBED
IN THE ATTACHED DOCUMENT

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attached document. It is not a part of the written description therein.

SHEET
4
OF 5 SHEETS

SCALE: 1" = N.T.S. DRAWN 4 6 70 BY ME SUBJECT TYLER MALL PUB'S

12003

