

32763

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. Post 2 o'clock

FEB 5 1988  
Recorded in Official Records  
of Riverside County, California  
*William E. Sherry*  
Recorder

FOR RECORDER'S OFFICE USE ONLY

Project: Tract 19958-1

12 80

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, OCA ASSOCIATES, a California 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 landscape, slope and block wall, 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 12 of Tract 19958-1, as shown by map on file in Book 170 of Maps, at Pages 67 through 71 thereof, records of Riverside County, California, described as follows:

COMMENCING at the southwest corner of said Lot 12;

THENCE South 73° 33' 57" East, along the southwesterly line of said Lot 12, a distance of 27.00 feet to the easterly line of the LANDSCAPE, SLOPE AND BLOCK WALL EASEMENT, as shown on said Tract 19958-1;

THENCE North 12° 44' 20" West, along said easterly line, a distance of 54.19 feet to the POINT OF BEGINNING of the parcel of land to be described;

THENCE continuing North 12° 44' 20" West, along said line a distance of 25.62 feet to an angle point therein;

THENCE North 74° 15' 57" East, along the southerly line of said LANDSCAPE, SLOPE AND BLOCK WALL EASEMENT, a distance of 25.62 feet to a point of cusp;

*12/2/88*

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THENCE Southwesterly and Southeasterly on a curve concave Southeasterly, having a radius of 27.00 feet through an angle of 87° 00' 17", an arc length of 41.00 feet to the POINT OF BEGINNING (the initial radial line bears North 15° 44' 03" West).

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 landscape, slope and block wall.

DESCRIPTION APPROVAL 11-25-88  
George P. Hutchinson by WF  
SURVEYOR, CITY OF RIVERSIDE

OCA ASSOCIATES,  
a California limited partnership

Dated January 27, 1988

By Jerry D. Moore  
Title PRESIDENT / MANAGING  
INDRE PARTNERS

APPROVED AS TO FORM  
Carol Confer 2/1/88  
CAROLYN CONFER  
ASSISTANT CITY ATTORNEY

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 2/5/88

[Signature]  
Title Property Services Manager

311.1/m - SURVEY.346/c

012080

E VAN BUREN BOULEVARD

32763

LANDSCAPE, SLOPE AND BLOCKWALL EASEMENT

E COLE AVENUE

S.W. Cor. Lot 12

573°33'57"E  
27.00'

N12°44'00"W  
25.62'

P.O.B.

N12°44'20"W  
34.19'

EXISTING LANDSCAPE,  
SLOPE AND BLOCKWALL  
EASEMENT

TRACT  
19958-1

M.B. 170/67-71

TANGELO  
DRIVE

MANDARIN  
LANE

70

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

87-9823(P)

SCALE: 1" = 40'

DRAWN BY DE DATE 1/18/88

SUBJECT TRACT 19958-1, LOT 12 LANDSCAPE, SLOPE AND BLOCKWALL EASEMENT

DIVISION