

150978

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.

JUN - 3 1988

Recorded in Official Records  
of Riverside County, California

*William S. Conroy*  
Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Tract 22061

E A S E M E N T

12168

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, TRUST SERVICES OF AMERICA, INC., which acquired title as Title Insurance and Trust Company, as Trustee, 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 waterline 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:

Parcel No. 1

A portion of the south one-half of Section 33, Township 2 South, Range 4 West, and a portion of the north one-half of Section 4, Township 3 South, Range 4 West, San Bernardino Base and Meridian, described as follows:

COMMENCING at the northeast corner of said Section 4, as said northeast corner is shown on record of survey on file in Book 77 of Records of Survey, Pages 59 through 63, inclusive, records of Riverside County, California;

THENCE North 89° 29' 10" West, along the north line of said Section 4, a distance of 1,935.13 feet to the beginning of a non-tangent curve concave southeasterly and having a radius of 1,150.00 feet, a radial line to said beginning bears North 60° 29' 40" West;

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THENCE southwesterly along said curve through an angle of  $6^{\circ} 25' 05''$ , a distance of 128.82 feet to the beginning of a reverse curve concave northwesterly and having a radius of 150.00 feet, a radial line to said beginning bears South  $66^{\circ} 54' 45''$  East;

THENCE southwesterly along said curve through an angle of  $20^{\circ} 31' 11''$ , a distance of 53.72 feet to the beginning of a reverse curve concave southeasterly and having a radius of 150.00 feet, a radial line to said beginning bears North  $46^{\circ} 23' 34''$  West;

THENCE southwesterly along said curve through an angle of  $21^{\circ} 04' 17''$ , a distance of 55.17 feet;

THENCE tangent to said curve South  $22^{\circ} 32' 08''$  West, a distance of 40.62 feet to the TRUE POINT OF BEGINNING;

THENCE continuing South  $22^{\circ} 32' 08''$  West, a distance of 224.71 feet to the beginning of a tangent curve concave northwesterly and having a radius of 1,030.00 feet;

THENCE southwesterly along said curve through an angle of  $55^{\circ} 25' 14''$ , a distance of 996.29 feet;

THENCE tangent to said curve South  $77^{\circ} 57' 22''$  West, a distance of 349.62 feet to the beginning of a tangent curve concave northeasterly and having a radius of 580.00 feet;

THENCE southwesterly, northerly, and northeasterly along said curve through an angle of  $151^{\circ} 04' 50''$ , a distance of 1,529.37 feet;

THENCE tangent to said curve North  $49^{\circ} 02' 12''$  East, a distance of 157.95 feet to the beginning of a tangent curve concave westerly and having a radius of 420.00 feet;

THENCE northeasterly, northerly and northwesterly along said curve through an angle of  $101^{\circ} 49' 59''$ , a distance of 746.48 feet;

THENCE tangent to said curve North  $52^{\circ} 47' 47''$  West, a distance of 71.57 feet to the beginning of a tangent curve concave northeasterly and having a radius of 530 feet;

THENCE northwesterly along said curve through an angle of  $56^{\circ} 31' 17''$ , a distance of 522.84 feet;

THENCE tangent to said curve North  $3^{\circ} 43' 30''$  East, a distance of 131.03 feet;

THENCE North  $34^{\circ} 28' 50''$  West, a distance of 31.50 feet to the beginning of a non-tangent curve concave northerly and having a radius of 628.00 feet, a radial line to said beginning bears South  $11^{\circ} 49' 00''$  West;

THENCE westerly along said curve through an angle of  $13^{\circ} 27' 37''$ , a distance of 147.53 feet;

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THENCE tangent to said curve North  $64^{\circ} 43' 23''$  West, a distance of 56.59 feet to the beginning of a non-tangent curve concave westerly and having a radius of 280.00 feet;

THENCE northerly along said curve through an angle of  $01^{\circ} 06' 56''$ , a distance of 5.45 feet, a radial line to said beginning bears North  $89^{\circ} 41' 43''$  East;

THENCE tangent to said curve North  $01^{\circ} 25' 12''$  West, a distance of 22.48 feet to the beginning of a tangent curve concave easterly and having a radius of 220.00 feet;

THENCE northerly along said curve through an angle of  $11^{\circ} 32' 28''$ , a distance of 44.31 feet to the beginning of a non-tangent curve concave northeasterly and having a radius of 962.00 feet;

THENCE southeasterly along said curve through an angle of  $01^{\circ} 25' 37''$ , a distance of 23.96 feet, a radial line to said beginning point bears South  $26^{\circ} 42' 14''$  East;

THENCE tangent to said curve South  $64^{\circ} 43' 23''$  East, a distance of 60.93 feet to the beginning of a tangent curve concave northeasterly and having a radius of 562.00 feet;

THENCE southeasterly along said curve through an angle of  $21^{\circ} 12' 19''$ , a distance of 208.00 feet;

THENCE, radial to said curve, North  $4^{\circ} 04' 18''$  East, a distance of 1.00 foot to the beginning of a non-tangent curve concave northerly and having a radius of 561.00 feet, a radial line to said beginning bears South  $4^{\circ} 04' 18''$  West;

THENCE easterly along said curve through an angle of  $16^{\circ} 35' 41''$ , a distance of 162.48 feet;

THENCE tangent to said curve North  $77^{\circ} 28' 37''$  East, a distance of 144.02 feet to the beginning of a tangent curve concave southwesterly and having a radius of 539.00 feet;

THENCE southeasterly along said curve through an angle of  $52^{\circ} 26' 53''$ , a distance of 493.40 feet;

THENCE North  $43^{\circ} 57' 57''$  East, a distance of 122.70 feet to the beginning of a tangent curve concave southeasterly and having a radius of 270.00 feet;

THENCE northwesterly along said curve through an angle of  $108^{\circ} 24' 23''$ , a distance of 510.85 feet;

THENCE tangent to said curve North  $64^{\circ} 26' 26''$  West, a distance of 158.92 feet to the beginning of a tangent curve concave southerly and having a radius of 270.00 feet;

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THENCE northwesterly along said curve through an angle of  $30^{\circ} 11' 47''$ , a distance of 142.30 feet;

THENCE non-tangent to said curve North  $03^{\circ} 52' 58''$  East, a distance of 70.64 feet to the beginning of a tangent curve concave easterly and having a radius of 517.18 feet;

THENCE northerly along said curve through an angle of  $11^{\circ} 23' 35''$ , a distance of 102.84 feet to the most southerly corner of Lot 79 of University City Unit No. 1, as shown by map on file in Book 23 of Maps, Pages 91 through 93, records of Riverside County, California, said corner being also an angle point in the southerly boundary line of University City Unit No. 1;

THENCE tangent to said curve and along said southerly boundary line North  $15^{\circ} 16' 32''$  East, a distance of 8.62 feet to an angle point in said southerly boundary line;

THENCE South  $74^{\circ} 43' 28''$  East, along said southerly boundary line a distance of 80.00 feet;

THENCE leaving said southerly boundary line South  $15^{\circ} 16' 32''$  West, a distance of 8.62 feet to the beginning of a tangent curve concave southeasterly and having a radius of 437.18 feet;

THENCE southerly along said curve through an angle of  $9^{\circ} 45' 26''$ , a distance of 74.45 feet;

THENCE South  $31^{\circ} 01' 25''$  East, a distance of 30.78 feet to the beginning of a non-tangent curve concave southerly and having a radius of 330.00 feet, a radial line to said beginning bears North  $13^{\circ} 58' 07''$  East;

THENCE southeasterly along said curve through an angle of  $11^{\circ} 35' 27''$ , a distance of 66.76 feet;

THENCE tangent to said curve South  $64^{\circ} 26' 26''$  East, a distance of 158.92 feet to the beginning of a tangent curve concave southwesterly and having a radius of 330.00 feet;

THENCE southeasterly along said curve through an angle of  $108^{\circ} 24' 23''$ , a distance of 624.38 feet;

THENCE South  $43^{\circ} 57' 57''$  West, a distance of 121.81 feet to the beginning of a non-tangent curve concave southwesterly and having a radius of 539.00 feet, a radial line to said beginning bears North  $46^{\circ} 18' 26''$  East;

THENCE southeasterly along said curve through an angle of  $15^{\circ} 08' 10''$ , a distance of 142.39 feet;

THENCE non-tangent to said curve South  $30^{\circ} 39' 04''$  East, a distance of 149.15 feet;

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THENCE South  $61^{\circ} 26' 36''$  West, a distance of 93.93 feet;

THENCE North  $27^{\circ} 36' 16''$  West, a distance of 149.07 feet to the beginning of a tangent curve concave southwesterly and having a radius of 453.00 feet;

THENCE northwesterly along said curve through an angle of  $73^{\circ} 57' 58''$ , a distance of 584.80 feet;

THENCE tangent to said curve South  $77^{\circ} 28' 37''$  West, a distance of 144.02 feet to the beginning of a tangent curve concave northerly and having a radius of 647.00 feet;

THENCE westerly along said curve through an angle of  $16^{\circ} 35' 41''$ , a distance of 187.39 feet;

THENCE South  $3^{\circ} 43' 30''$  West, a distance of 130.54 feet to the beginning of a tangent curve concave northeasterly and having a radius of 465.00 feet;

THENCE southeasterly along said curve through an angle of  $56^{\circ} 31' 17''$ , a distance of 458.72 feet;

THENCE tangent to said curve South  $52^{\circ} 47' 47''$  East, a distance of 71.57 feet to the beginning of a tangent curve concave westerly and having a radius of 485.00 feet;

THENCE southeasterly, southerly and southwesterly along said curve through an angle of  $101^{\circ} 49' 59''$ , a distance of 862.00 feet;

THENCE tangent to said curve South  $49^{\circ} 02' 12''$  West, a distance of 157.95 feet to the beginning of a tangent curve concave easterly and having a radius of 515.00 feet;

THENCE southwesterly, southerly and southeasterly along said curve through an angle of  $151^{\circ} 04' 50''$ , a distance of 1,357.98 feet;

THENCE tangent to said curve North  $77^{\circ} 57' 22''$  East, a distance of 349.62 feet to the beginning of a tangent curve concave northwesterly and having a radius of 965.00 feet;

THENCE northeasterly along said curve through an angle of  $55^{\circ} 25' 14''$ , a distance of 933.42 feet;

THENCE tangent to said curve North  $22^{\circ} 32' 08''$  East, a distance of 224.71 feet;

THENCE South  $67^{\circ} 27' 52''$  East, a distance of 65.00 feet to the TRUE POINT OF BEGINNING.

Parcel No. 2

A portion of the south one-half of Section 33, Township 2 South, Range 4, West, San Bernardino Base and Meridian, described as follows:

COMMENCING at the southeast corner of said Section 33, shown on record of survey on file in Book 77 of Records of Survey, Pages 59 through 63, inclusive, records of Riverside County, California;

THENCE North  $89^{\circ} 29' 10''$  West, along the south line of said Section 33, a distance of 1,935.13 feet to the beginning of a non-tangent curve concave southeasterly and having a radius of 1,150.00 feet, a radial line to said beginning bears North  $60^{\circ} 29' 40''$  West;

THENCE southwesterly along said curve through an angle of  $6^{\circ} 25' 05''$ , a distance of 128.82 feet to the beginning of a reverse curve concave northwesterly and having a radius of 150.00 feet, a radial line to said beginning bears South  $66^{\circ} 54' 45''$  East;

THENCE southwesterly along said curve through an angle of  $20^{\circ} 31' 11''$ , a distance of 53.72 feet to the beginning of a reverse curve concave southeasterly and having a radius of 150.00 feet, a radial line to said beginning bears North  $46^{\circ} 23' 34''$  West;

THENCE southwesterly along said curve through an angle of  $21^{\circ} 04' 17''$ , a distance of 55.17 feet;

THENCE tangent to said curve South  $22^{\circ} 32' 08''$  West, a distance of 265.33 feet to the beginning of a tangent curve concave northwesterly and having a radius of 1,030.00 feet;

THENCE southwesterly along said curve through an angle of  $55^{\circ} 25' 14''$ , a distance of 996.29 feet;

THENCE tangent to said curve South  $77^{\circ} 57' 22''$  West, a distance of 349.62 feet to the beginning of a tangent curve concave northeasterly and having a radius of 580.00 feet;

THENCE southwesterly, northerly and northeasterly along said curve through an angle of  $151^{\circ} 04' 50''$ , a distance of 1,529.37 feet;

THENCE tangent to said curve North  $49^{\circ} 02' 12''$  East, a distance of 157.95 feet to the beginning of a tangent curve concave westerly and having a radius of 420.00 feet;

THENCE northeasterly, northerly and northwesterly along said curve through an angle of  $101^{\circ} 49' 59''$ , a distance of 746.48 feet;

THENCE tangent to said curve North  $52^{\circ} 47' 47''$  West, a distance of 71.57 feet to the beginning of a tangent curve concave northeasterly and having a radius of 530.00 feet;

THENCE northwesterly along said curve through an angle of  $25^{\circ} 21' 06''$ , a distance of 234.51 feet to the TRUE POINT OF BEGINNING;

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THENCE South 14° 48' 20" West, non-tangent to said curve, a distance of 30.93 feet;

THENCE South 57° 03' 21" West, a distance of 159.61 feet to the beginning of a tangent curve concave northwesterly and having a radius of 88.00 feet;

THENCE southwesterly along said curve through an angle of 10° 00' 00", a distance of 15.36 feet;

THENCE tangent to said curve South 67° 03' 21" West, a distance of 60.78 feet to the beginning of a tangent curve concave southeasterly and having a radius of 73.00 feet;

THENCE southwesterly along said curve through an angle of 100° 00' 00", a distance of 127.41 feet;

THENCE non-tangent to said curve North 57° 03' 21" East, a distance of 341.73 feet to the beginning of a non-tangent curve concave northeasterly and having a radius of 530.00 feet, a radial line to said beginning bears South 53° 48' 39" West;

THENCE northwesterly along said curve through an angle of 08° 44' 40", a distance of 80.89 feet to the POINT OF BEGINNING.

Parcel No. 3

A portion of the south one-half of Section 33, Township 2 South, Range 4 West, San Bernardino Base and Meridian, described as follows:

COMMENCING at the southeast corner of said Section 33, shown on record of survey on file in Book 77 of Records of Survey, Pages 59 through 63, inclusive, records of Riverside County, California;

THENCE North 89° 29' 10" West, along the south line of said Section 33, a distance of 1,935.13 feet to the beginning of a non-tangent curve concave southeasterly and having a radius of 1,150.00 feet, a radial line to said beginning bears North 60° 29' 40" West;

THENCE southwesterly along said curve through an angle of 6° 25' 05", a distance of 128.82 feet to the beginning of a reverse curve concave northwesterly and having a radius of 150.00 feet, a radial line to said beginning bears South 66° 54' 45" East;

THENCE southwesterly along said curve through an angle of 20° 31' 11", a distance of 53.72 feet to the beginning of a reverse curve concave southeasterly and having a radius of 150.00 feet, a radial line to said beginning bears North 46° 23' 34" West;

THENCE southwesterly along said curve through an angle of 21° 04' 17", a distance of 55.17 feet;

THENCE tangent to said curve South 22° 32' 08" West, a distance of 265.33 feet to the beginning of a tangent curve concave northwesterly and having a radius of 1,030.00 feet;

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THENCE southwesterly along said curve through an angle of  $55^{\circ} 25' 14''$ , a distance of 996.29 feet;

THENCE tangent to said curve South  $77^{\circ} 57' 22''$  West, a distance of 349.62 feet to the beginning of a tangent curve concave northeasterly and having a radius of 580.00 feet;

THENCE southwesterly, northerly and northeasterly along said curve through an angle of  $151^{\circ} 04' 50''$ , a distance of 1,529.37 feet;

THENCE tangent to said curve North  $49^{\circ} 02' 12''$  East, a distance of 157.95 feet to the beginning of a tangent curve concave westerly and having a radius of 420.00 feet;

THENCE northeasterly, northerly and northwesterly along said curve through an angle of  $101^{\circ} 49' 59''$ , a distance of 746.48 feet;

THENCE tangent to said curve North  $52^{\circ} 47' 47''$  West, a distance of 71.57 feet to the beginning of a tangent curve concave northeasterly and having a radius of 530.00 feet;

THENCE northwesterly along said curve through an angle of  $25^{\circ} 21' 06''$ , a distance of 234.51 feet to the TRUE POINT OF BEGINNING;

THENCE non-tangent to said curve South  $64^{\circ} 58' 55''$  West, a distance of 254.69 feet;

THENCE North  $82^{\circ} 28' 01''$  West, a distance of 159.29 feet;

THENCE South  $60^{\circ} 01' 59''$  West, a distance of 157.91 feet;

THENCE North  $29^{\circ} 58' 01''$  West, a distance of 30.00 feet;

THENCE North  $60^{\circ} 01' 59''$  East, a distance of 168.09 feet;

THENCE South  $82^{\circ} 28' 01''$  East, a distance of 160.71 feet;

THENCE North  $64^{\circ} 58' 55''$  East, a distance of 245.51 feet to the beginning of a non-tangent curve concave northeasterly having a radius of 530.00 feet, a radial line to said beginning bears South  $65^{\circ} 47' 57''$  West;

THENCE southeasterly along the arc of said curve through a central angle of  $03^{\circ} 14' 38''$ , a distance of 30.01 feet to the POINT OF BEGINNING.

DESCRIPTION APPROVAL 5/5/88  
George P. Hutchinson by W.F.  
SURVEYOR, CITY OF RIVERSIDE



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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 waterline facilities.

Dated May 25, 1988

TRUST SERVICES OF AMERICA, INC.

By *Roger Merrick*  
Title Vice President

By *Lana K. Goodman*  
Title Assistant Secretary

*[Signature]*  
Trust Officer

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 6/3/88

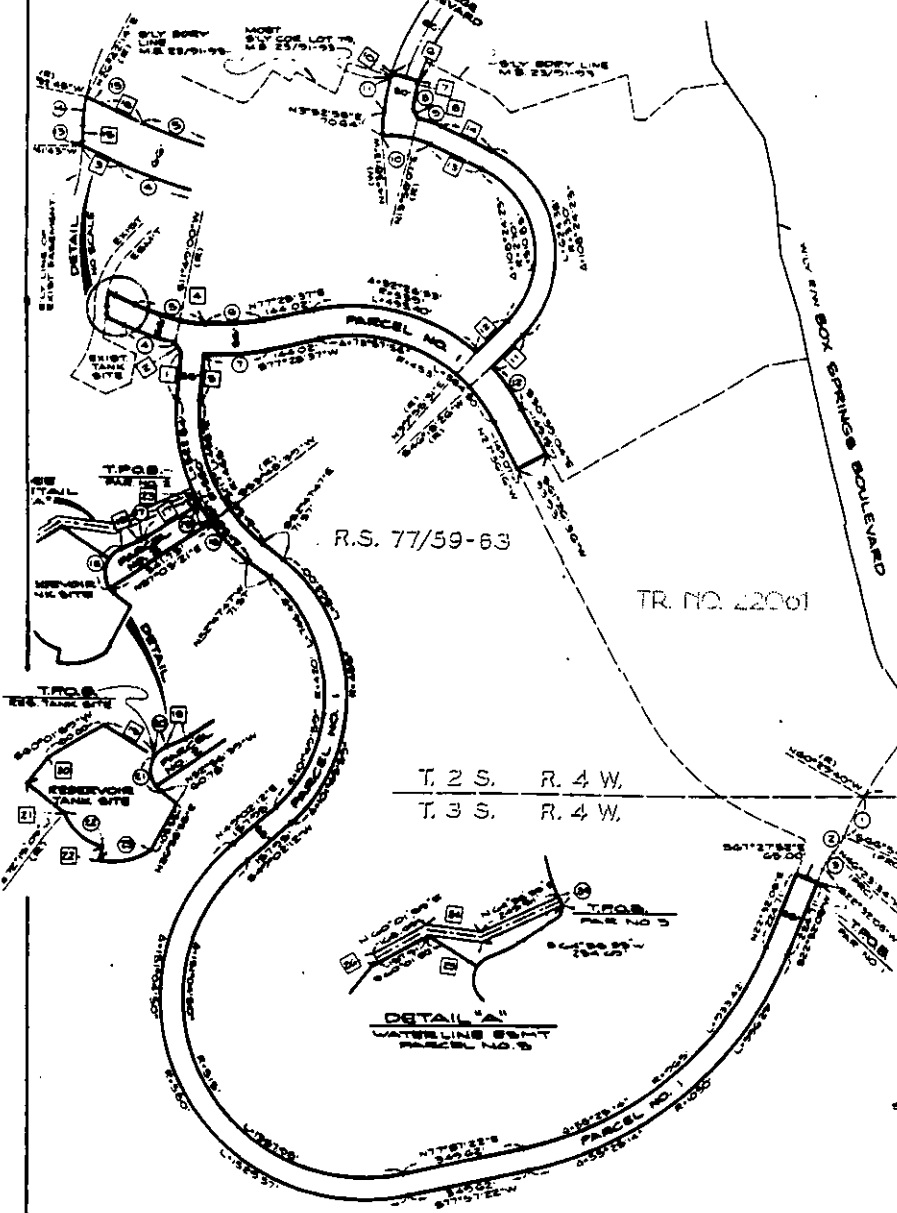
*[Signature]*  
Title Property Services Manager

311.1/m - SURVEY.540/k

ACCESS & WATER LINE EASEMENT  
(TEMPORARY)

150978

UNIVERSITY CITY UNIT NO. 1  
M.B. 23/91-93

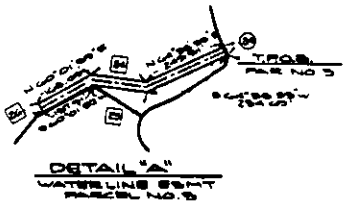


**COURSE DATA**

|    |             |         |
|----|-------------|---------|
| 1  | N37°43'30"E | 131.03' |
| 2  | N54°28'50"W | 31.50'  |
| 3  | N64°43'23"W | 56.99'  |
| 4  | N47°04'18"E | 100'    |
| 5  | S37°43'30"W | 130.64' |
| 6  | S74°43'25"E | 80.00'  |
| 7  | S15°10'32"W | 8.62'   |
| 8  | S31°10'25"E | 30.78'  |
| 9  | N42°52'39"E | 30.78'  |
| 10 | N15°10'32"E | 8.62'   |
| 11 | S43°57'57"W | 121.81' |
| 12 | N43°57'57"E | 122.70' |
| 13 | N64°26'25"W | 158.72' |
| 14 | S64°26'25"E | 158.72' |
| 15 | N17°55'12"W | 22.45'  |
| 16 | S64°43'23"E | 60.93'  |
| 17 | S57°03'21"W | 179.61' |
| 18 | S67°03'21"W | 60.78'  |
| 19 | N88°07'23"W | 69.54'  |
| 20 | S58°10'01"E | 57.00'  |
| 21 | S51°56'01"E | 132.66' |
| 22 | N11°17'55"E | 60.00'  |
| 23 | S14°48'20"W | 30.78'  |
| 24 | S62°28'01"E | 160.71' |
| 25 | N42°28'01"W | 160.71' |
| 26 | N27°06'01"W | 30.00'  |

T. 2 S. R. 4 W.  
T. 3 S. R. 4 W.

33 3  
4 3



**CURVE DATA**

|    |                         |    |                         |    |                         |    |                         |    |                         |    |                         |    |                         |
|----|-------------------------|----|-------------------------|----|-------------------------|----|-------------------------|----|-------------------------|----|-------------------------|----|-------------------------|
| 1  | S: 0°00'00" L: 126.86'  | 2  | S: 2°03'11" L: 150.72'  | 3  | S: 2°10'41" L: 150.17'  | 4  | S: 13°27'37" L: 167.53' | 5  | S: 21°21'10" L: 208.00' | 6  | S: 10°35'41" L: 102.48' | 7  | S: 10°35'41" L: 187.99' |
| 8  | S: 4°43'50" L: 132.28'  | 9  | S: 11°00'27" L: 132.70' | 10 | S: 2°10'41" L: 152.90'  | 11 | S: 17°33'39" L: 102.04' | 12 | S: 13°08'10" L: 148.99' | 13 | S: 17°00'50" L: 5.94'   | 14 | S: 11°52'58" L: 22.51'  |
| 15 | S: 11°52'58" L: 22.50'  | 16 | S: 17°00'50" L: 5.94'   | 17 | S: 10°00'00" L: 119.34' | 18 | S: 10°00'00" L: 119.34' | 19 | S: 15°20'23" L: 60.03'  | 20 | S: 15°20'23" L: 60.03'  | 21 | S: 38°10'43" L: 122.82' |
| 22 | S: 10°35'41" L: 187.99' | 23 | S: 10°35'41" L: 102.48' | 24 | S: 13°27'37" L: 167.53' | 25 | S: 2°10'41" L: 150.17'  | 26 | S: 2°03'11" L: 150.72'  | 27 | S: 0°00'00" L: 126.86'  | 28 | S: 10°35'41" L: 187.99' |

RECEIVED  
APR 5  
DEPT. PUBLIC

REVISED JAN 1968  
45001-002-40 GWA 48PT

**• 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.

SCALE: 1" = \_\_\_\_\_ DRAWN BY WES DATE 9/21/88 SUBJECT T-22061

SHEET 1 OF 1      12/24-3

12168