

260328

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.

SEP - 9 1988

Recorded in Official Records  
of Riverside County, California

*William S. Conroy*  
Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Benedict Canyon Storm Channel

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RALPH WELCHEL and GLORIA WELCHEL, husband and wife as joint tenants, 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 storm drainage 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:

That portion of Lot 13 of Tract No. 2648 on file in Book 50, Pages 18 through 20 of Maps, records of said Riverside County, California, described as follows:

COMMENCING at the most southerly corner of said Lot;

THENCE North 38° 41' 44" West, along the southwesterly line of said Lot a distance of 11.65 feet to a line which is parallel with and distant 10.00 feet northwesterly as measured at right angle from the southeasterly line of said Lot; said parallel line also being the southeasterly line of that certain easement, for the storm drainage facilities, conveyed to the City of Riverside by easement deed recorded September 12, 1986, Instrument No. 223309 of Official Records of said Riverside County;

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THENCE North 20° 27' 20" East, along said parallel line 218.00 feet to the TRUE POINT OF BEGINNING; said point being also the most easterly corner of said easement for the storm drainage facilities;

THENCE continuing North 20° 27' 20" East, along said parallel line 106.27 feet to a line which is parallel with and distant 10.00 feet westerly as measured at right angle from the easterly line of said Lot;

THENCE North 09° 47' 40" West, along the last mentioned parallel line 38.82 feet;

THENCE South 09° 11' 47" West, 38.70 feet to a line which is parallel with and distant 22.00 feet northwesterly as measured at right angle from said southeasterly line of Lot 13;

THENCE South 20° 27' 20" West, along the last mentioned parallel line 189.29 feet to the northwesterly line of said easement for the storm drainage facilities;

THENCE North 27° 42' 27" East, along said northwesterly line 31.69 feet;

THENCE North 20° 27' 20" East, continuing along said northwesterly line 56.00 feet to the most northerly corner of said easement for the storm drainage facilities;

THENCE South 69° 32' 40" East, along the northeasterly line of said easement 8.00 feet to said TRUE POINT OF BEGINNING.

Area - 1,780.1 square feet.

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 storm drainage facilities.

DESCRIPTION APPROVAL 6/3/88  
George P. Hutchinson by CL  
SURVEYOR, CITY OF RIVERSIDE

Dated September 2, 1988

Ralph Welchel  
RALPH WELCHEL  
Gloria Welchel  
GLORIA WELCHEL

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APPROVED AS TO FORM

Carolyn Confer 9/16/88  
CAROLYN CONFER  
ASSISTANT CITY ATTORNEY

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 9/9/88

William J. Mc Cune  
Title Property Services Manager

311.1/m - SURVEY.454/a

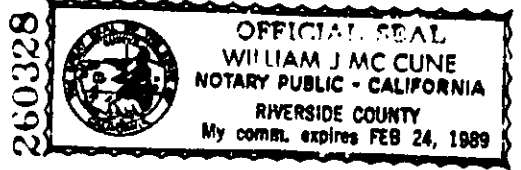
STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } ss.

On this 2<sup>ND</sup> day of SEPTEMBER, in the year 1988  
before me, the undersigned, a Notary Public in and for said State, personally appeared  
RALPH WELCHEL and  
GLORIA WELCHEL

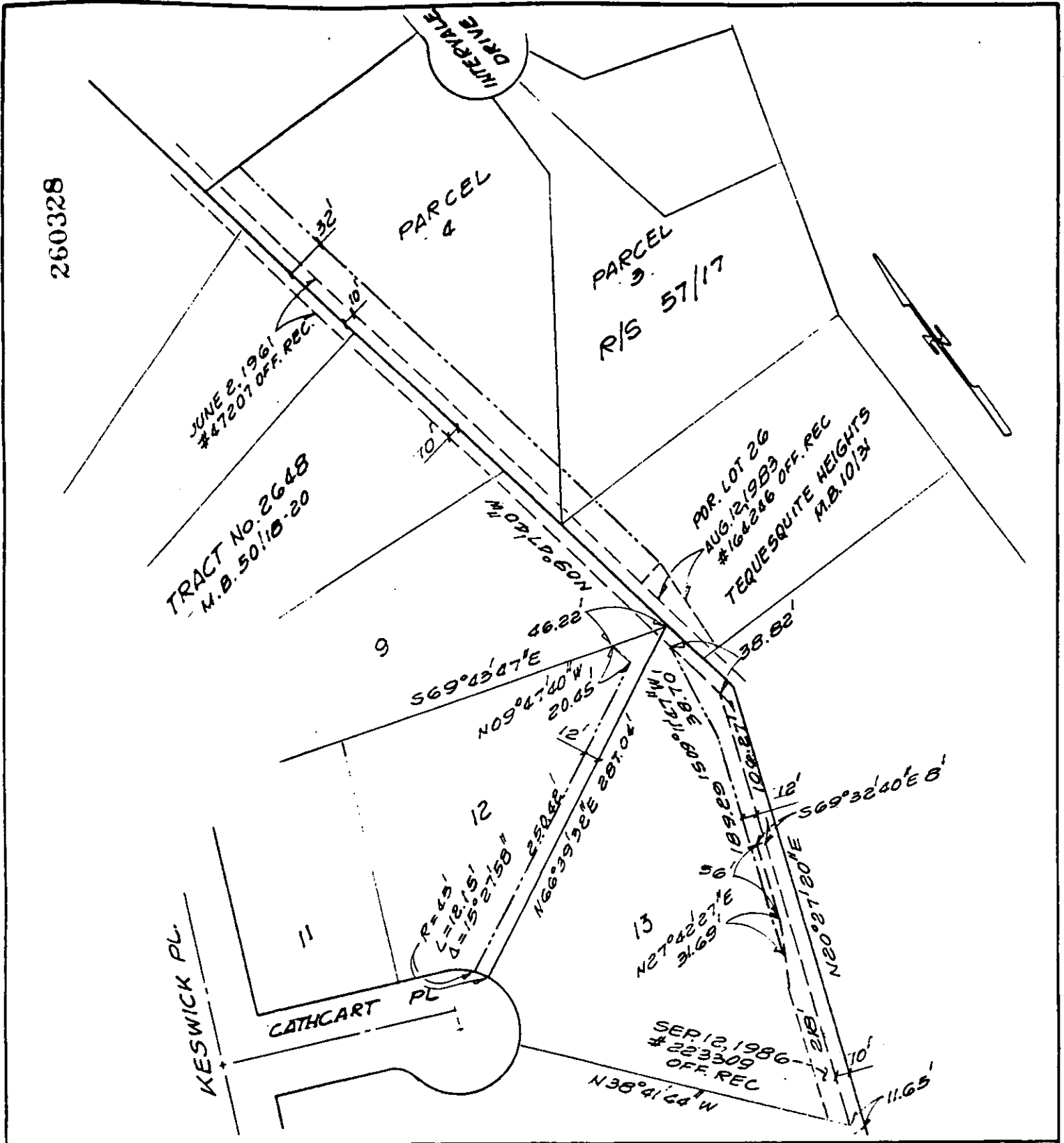
\_\_\_\_\_, personally known to me  
(or proved to me on the basis of satisfactory evidence) to be the person S whose name S  
ARE subscribed to the within instrument, and acknowledged to me that They  
executed it.

WITNESS my hand and official seal.

William J. Mc Cune  
Notary Public in and for said State.



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• 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

5/75-1

SCALE 1" = 100'

DRAWN BY GS DATE 3/15/88

SUBJECT BENEDICT CANYON STORM CHANNEL