

139126

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
30 Min. Past 1 o'clock

MAY 1 1989
Recorded in Official Records
of Riverside County, California
William E. Spang
RECORDER
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Orange Terrace Parkway
CFD-86-1

12422

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, A.S.D., 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 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:

See EXHIBIT "A" attached

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 drainage facilities.

139126

Dated April 11, 1989

A.S.D.,
a California limited partnership
By [Signature]
Title GENERAL Partner
By _____
Title _____

APPROVED AS TO FORM
[Signature] 4/27
ASST. 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 4/28/89

[Signature]
Title Property Services Manager

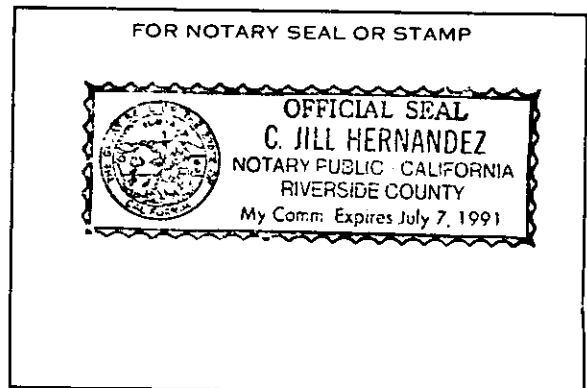
0001u/m - 0497u/w
03/15/89

STATE OF CALIFORNIA
COUNTY OF Riverside } ss.

On this 11th day of April, in the year 1989
before me, the undersigned, a Notary Public in and for said County and State,
personally appeared Al Siegal

personally known to me (or proved to me on the basis of satisfactory evidence) to
be the person(s) that executed this instrument on behalf of the partnership and
acknowledged to me that the partnership executed it.

Signature [Signature]
Notary Public in and for said County and State



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TT-1103 (9/84) Partnership Acknowledgment



J.F. Davidson Associates, Inc.

ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

April 18, 1988
Revised February 27, 1989
Revised March 9, 1989

W.O. 8710058

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EXHIBIT "A"
DRAINAGE EASEMENTS
ORANGE TERRACE PARKWAY
TRAUTWEIN ROAD AND SILK OAK DRIVE
CITY OF RIVERSIDE

That portion of Lots 3 and 4 in Block 25, Lot 1 in Block 26, Lot 1 in Block 27, Lots 3 and 4 in Block 35, Lot 2 in Block 36, and Gentian Avenue (vacated) of the Alessandro Tract, as shown by map on file in Book 6 of Maps, at page 13 thereof, Records of San Bernardino County, California, also a portion of Parcel 11 of Record of Survey on file in Book 83, at pages 51 through 56 thereof, Records of Riverside County, California, described as follows:

Parcel 1

Commencing at the centerline intersection of Van Buren Boulevard and Trautwein Road (Parcel 2), as shown on said Record of Survey;

Thence N.13°06'17"W. along the centerline of said Trautwein Road, a distance of 230.79 feet to a point hereinafter referred to as Point "A";

Thence N.82°14'11"W., a distance of 61.00 feet to a point on the Westerly line of said Trautwein Road, said point being the point of beginning of the parcel of land to be described;

Thence S.13°06'17"E. along said Westerly line, a distance of 26.76 feet;

Thence N.82°14'11"W., a distance of 94.53 feet;

Thence N.07°45'49"E., a distance of 50.00 feet;

Thence S.82°14'11"E., a distance of 15.00 feet;

Thence N.03°24'03"W., a distance of 216.56 feet;

Thence N.76°53'43"E., a distance of 20.00 feet to the Westerly line of said Trautwein Road;

4442 Lemon Street Suite 300
PO Box 492
Riverside CA 92502
714-952-0544
FAX 714-952-1054

10810 S. Mt. Vernon Avenue
Costa Mesa CA 92626
714-595-1052
FAX 714-595-9054

714 S. F. Davidson
Riverside CA 92501
714-952-0544
FAX 714-952-1054

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Thence S.13°06'17"E. along said Westerly line, a distance of 261.75 feet to the point of beginning.

Parcel 2

Commencing at the hereinbefore mentioned Point "A";

Thence S.82°14'11"E., a distance of 61.00 feet to a point on the Easterly line of said Trautwein Road, said point being the point of beginning of the parcel of land to be described;

Thence N.13°06'17"W. along said Easterly line, a distance of 176.75 feet;

Thence N.76°53'43"E., a distance of 20.00 feet;

Thence S.22°00'52"E., a distance of 169.69 feet;

Thence N.82°14'11"W., a distance of 10.00 feet;

Thence S.07°45'49"W., a distance of 50.00 feet;

Thence N.82°14'11"W., a distance of 20.47 feet to the Easterly line of said Trautwein Road;

Thence N.13°06'17"W. along said Easterly line, a distance of 26.76 feet to the point of beginning.

Parcel 3

Commencing at the hereinbefore mentioned Point "A";

Thence N.13°06'17"W. along the centerline of said Trautwein Road, a distance of 396.98 feet;

Thence Northerly continuing along said centerline on a curve concave Easterly, having a radius of 3,000.00 feet, through an angle of 09°39'27", an arc length of 505.67 feet to a point hereinafter referred to as Point "B";

Thence N.75°43'29"W., a distance of 59.78 feet to the Westerly line of said Trautwein Road, said point being the point of beginning of the parcel of land to be described;

Thence Southerly along said Westerly line on a non-tangent, curve concave Easterly, having a radius of 3,057.00 feet, through an angle of 03°06'22", an arc length of 165.72 feet, (the initial radial line being S.86°53'38"W.);

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Thence S.83°47'16"W., a distance of 20.00 feet;
Thence N.14°53'51"W., a distance of 170.35 feet;
Thence N.14°16'31"E., a distance of 40.00 feet;
Thence S.75°43'29"E., a distance of 40.29 feet to the Westerly line of said Trautwein Road;

Thence Southerly along said Westerly line on a non-tangent curve concave Easterly, having a radius of 3,057.00 feet, through an angle of 00°29'25", an arc length of 26.16 feet to the point of beginning, (the initial radial line bears S.87°23'03"W.).

Parcel 4

Commencing at the hereinbefore mentioned Point "B";

Thence S.75°43'29"E., a distance of 59.90 feet to a point on the Easterly line of said Trautwein Road, said point being the point of beginning of the parcel of land to be described;

Thence Northerly along said Easterly line on a non-tangent curve concave Easterly, having a radius of 2,943.00 feet, through an angle of 00°18'25", an arc length of 15.77 feet, (the initial radial line bears S.86°11'52"W.);

Thence S.75°43'29"E., a distance of 29.85 feet;

Thence S.14°16'31"W., a distance of 15.00 feet;

Thence S.75°43'29"E., a distance of 20.00 feet;

Thence S.07°03'01"W., a distance of 107.91 feet;

Thence S.83°50'46"W., a distance of 20.00 feet to the Easterly line of said Trautwein Road;

Thence Northerly along said Easterly line on a non-tangent curve concave Easterly, having a radius of 2,943.00 feet through an angle of 02°21'06", and arc length of 120.79 feet to the point of beginning, (the initial radial line bears S.83°50'46"W.).

Parcel 5

Commencing at the centerline intersection of Trautwein Road and Orange Terrace Parkway, as shown on said Record of Survey;

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Thence S.01°02'09"E. along the centerline of said Trautwein Road, a distance of 78.80 feet;

Thence S.88°57'51"W., a distance of 57.00 feet to a point on the Westerly line of said Trautwein Road, said point being the point of beginning of the parcel of land to be described;

Thence S.01°02'09"E. along said Westerly line, a distance of 174.00 feet;

Thence S.88°57'51"W., a distance of 20.00 feet;

Thence N.11°59'24"W., a distance of 157.88 feet;

Thence S.88°57'51"W., a distance of 10.00 feet;

Thence N.01°02'09"W., a distance of 38.00 feet;

Thence N.88°57'51"E., a distance of 60.00 feet to the Westerly line of said Trautwein Road;

Thence S.01°02'09"E. along said Westerly line, a distance of 19.00 feet to the point of beginning.

Parcel 6

Beginning at the Southwest corner of Parcel 4 (Orange Terrace Parkway), as shown on said Record of Survey;

Thence N.88°57'51"E. along the Southerly line of said Parcel 4, a distance of 5.00 feet;

Thence S.01°02'09"E., a distance of 21.00 feet;

Thence N.88°57'51"E., a distance of 10.00 feet;

Thence S.01°02'09"E., a distance of 15.00 feet;

Thence S.09°02'41"W., a distance of 91.41 feet;

Thence S.88°57'51"W., a distance of 20.00 feet to the Easterly line of said Trautwein Road;

Thence N.01°02'09"W. along said Easterly line, a distance of 105.00 feet;

Thence N.43°57'51"E. continuing along said line, a distance of 29.70 feet to the point of beginning.

Parcel 7

Commencing at the centerline intersection of Trautwein Road and Orange Terrace Parkway, as shown on said Record of Survey;

Thence N.01°02'09"W. along the centerline of said Trautwein Road, a distance of 144.20 feet to a point hereinafter referred to as Point "C";

Thence S.88°57'51"W., a distance of 57.00 feet to a point on the Westerly line of said Trautwein Road, said point being the point of beginning of the parcel of land to be described;

Thence S.01°02'09"E. along said Westerly line, a distance of 10.00 feet;

Thence S.88°57'51"W., a distance of 35.00 feet;

Thence N.01°02'09"W., a distance of 10.00 feet;

Thence S.88°57'51"W., a distance of 15.00 feet;

Thence N.01°02'09"W., a distance of 10.00 feet;

Thence N.13°00'01"E., a distance of 144.31 feet;

Thence N.88°57'51"E., a distance of 15.00 feet to the Westerly line of said Trautwein Road;

Thence S.01°02'09"E. along said Westerly line, a distance of 150.00 feet to the point of beginning.

Parcel 8

Commencing at the hereinbefore mentioned Point "C";

Thence N.88°57'51"E., a distance of 57.00 feet to a point on the Easterly line of said Trautwein Road, said point being the point of beginning of the parcel of land to be described;

Thence N.01°02'09"W. along said Easterly line, a distance of 90.00 feet;

Thence N.88°57'51"E., a distance of 20.00 feet;

Thence S.13°33'53"E., a distance of 92.20 feet;

Thence S.88°57'51"W., a distance of 15.00 feet;

Thence S.01°02'09"E., a distance of 10.00 feet;

Thence S.88°57'51"W., a distance of 25.00 feet to the Westerly line of said Trautwein Road;

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Thence N.01°02'09"W. along said Westerly line, a distance of 10.00 feet to the point of beginning.

Parcel 9

Commencing at the centerline intersection of Wood Road and Trautwein Road, as shown on said Record of Survey;

Thence S.17°04'21"E. along the centerline of said Trautwein Road, a distance of 223.83 feet to a point hereinafter referred to as point "D";

Thence N.85°38'06"W., a distance of 61.24 feet to a point on the Westerly line of said Trautwein Road, said point being the point of beginning of the parcel of land to be described;

Thence S.17°04'21"E. along said Westerly line, a distance of 144.38 feet;

Thence S.72°55'39"W., a distance of 20.00 feet;

Thence N.25°57'14"W., a distance of 127.08 feet;

Thence N.85°38'06"W., a distance of 50.00 feet;

Thence N.04°21'54"E., a distance of 52.00 feet;

Thence S.85°38'06"E., a distance of 72.15 feet to the Westerly line of said Trautwein Road;

Thence S.17°04'21"E. along said Westerly line, a distance of 21.48 feet to the point of beginning.

Parcel 10

Commencing at hereinbefore mentioned Point "D";

Thence S.85°38'06"E., a distance of 61.24 feet to the Easterly line of said Trautwein Road;

Thence N.17°04'21"W. along said Easterly line, a distance of 26.86 feet;

Thence S.85°38'06"E., a distance of 59.82 feet;

Thence S.04°21'54"W., a distance of 55.00 feet;

Thence S.01°32'12"E., a distance of 58.16 feet;

Thence S.72°55'39"W., a distance of 20.00 feet to the Easterly line of said Trautwein Road;

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Thence N.17°04'21"W. along said Easterly line, a distance of 102.23 feet to the point of beginning.

Parcel 11

Commencing at the centerline intersection of Orange Terrace Parkway and Silk Oak Drive, as shown on said Record of Survey;

Thence N.88°57'51"E. along the centerline of said Orange Terrace Parkway, a distance of 923.85 feet;

Thence N.01°02'09"W., a distance of 57.00 feet to a point on the Northerly line of said Orange Terrace Parkway, said point being the point of beginning of the parcel of land to be described;

Thence S.88°57'51"W. along said Northerly line, a distance of 160.00 feet;

Thence N.01°02'09"W., a distance of 20.00 feet;

Thence N.75°49'49"E., a distance of 154.03 feet;

Thence N.88°57'51"E., a distance of 10.00 feet;

Thence S.01°02'09"E., a distance of 15.00 feet;

Thence N.88°57'51"E., a distance of 10.00 feet;

Thence S.01°02'09"E., a distance of 40.00 feet to the Northerly line of said Orange Terrace Parkway;

Thence S.88°57'51"W. along said Northerly line, a distance of 10.00 feet to the point of beginning.

Parcel 12

Commencing at the centerline intersection of Orange Terrace Parkway and Silk Oak Drive, as shown on said Record of Survey;

Thence S.01°02'09"E. along the centerline of said Silk Oak Drive, a distance of 610.38 feet;

Thence S.88°57'51"W., a distance of 33.00 feet to a point on the Westerly line of said Silk Oak Drive, said point being the point of beginning of the parcel of land to be described;

Thence S.01°02'09"E. along said Westerly line, a distance of 15.00 feet;

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Thence S.88°57'51"W., a distance of 42.00 feet;

Thence N.01°02'09"W., a distance of 30.00 feet;

Thence N.08°09'39"E., a distance of 106.37 feet;

Thence N.88°57'51"E., a distance of 25.00 feet to the Westerly line of said Silk Oak Drive;

Thence S.01°02'09"E. along said Westerly line, a distance of 120.00 feet to the point of beginning.

Parcel 13

Commencing at the centerline intersection of Orange Terrace Parkway and Barton Street, as shown on Tract 22551 by map on file in Book 187 of Maps, at pages 62 through 66 thereof, Records of Riverside County, California;

Thence N.88°57'51"E. along the centerline of said Orange Terrace Parkway, a distance of 129.75 feet;

Thence Easterly continuing along said centerline on a curve concave Southerly, having a radius of 1,200.00 feet, through an angle of 04°24'46", an arc length of 92.42 feet;

Thence N.03°22'37"E. a distance of 52.75 feet;

Thence Northerly on a curve concave Westerly, having a radius of 150.00 feet, through an angle of 01°37'25", an arc length of 4.25 feet to a point on the Northerly line of said Orange Terrace Parkway, said point also being the point of beginning of the parcel of land to be described;

Thence Westerly along said Northerly line on a non-tangent curve concave Southerly having a radius of 1,257.00 feet, through an angle of 01°08'23", an arc length of 25.01 feet, (the initial radial line bears N.03°22'27"E.);

Thence Northerly on a non-tangent curve concave Westerly, having a radius of 125.00 feet, through an angle of 26°31'25", an arc length of 57.87 feet, (the initial radial line bears S.88°27'25"E.);

Thence N.24°58'50"W., a distance of 75.00 feet;

Thence N.65°01'10"E., a distance of 65.00 feet;

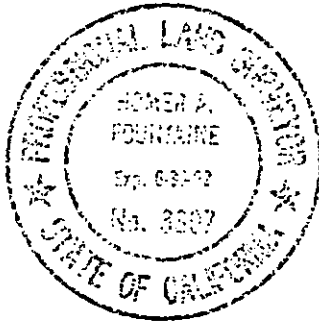
Thence S.24°58'50"E., a distance of 75.00 feet;

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Thence Southerly on a curve concave Westerly, having a radius of 190.00 feet, through an angle of 27°16'03", an arc length of 90.42 feet to the Northerly line of said Orange Terrace Parkway;

Thence Westerly along said Northerly line on a non-tangent curve concave Southerly, having a radius of 1,257.00 feet, through an angle of 01°49'29", an arc length of 40.03 feet to the point of beginning, (the initial radial line bears N.05°11'56"E.).

LO/MWC/sjr
LEG:CE3



DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

Homer A. Fountaine 3/17/89
Homer A. Fountaine Date
J. F. DAVIDSON ASSOCIATES, INC.

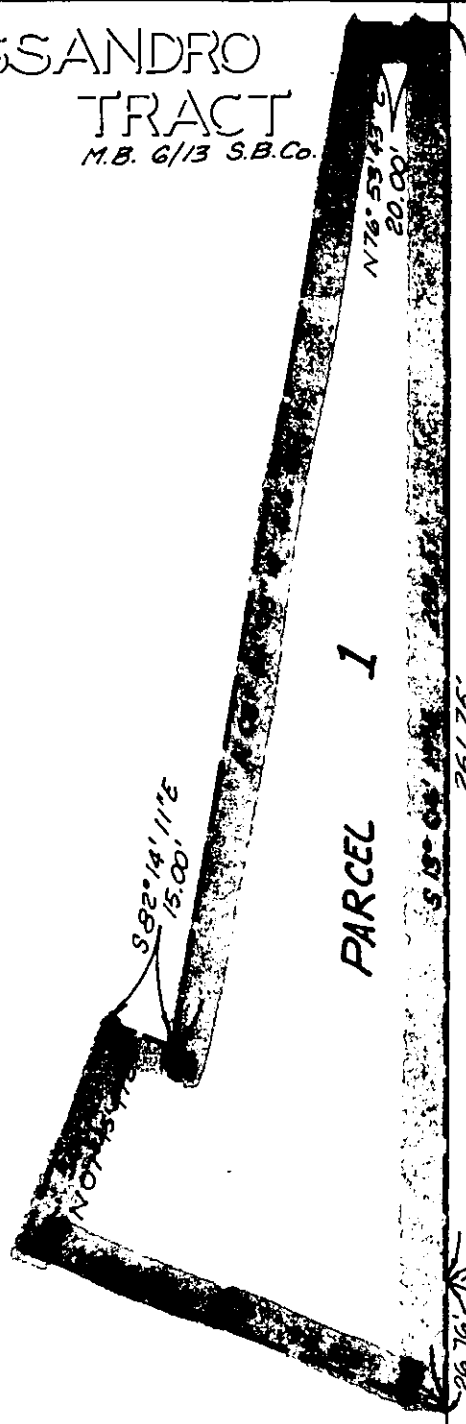
DESCRIPTION APPROVAL 3/20/89
George P. Hutchinson by F
SURVEYOR, CITY OF RIVERSIDE

139126

ALESSANDRO TRACT
M.B. 6/13 S.B.Co.

BLK.
35

4

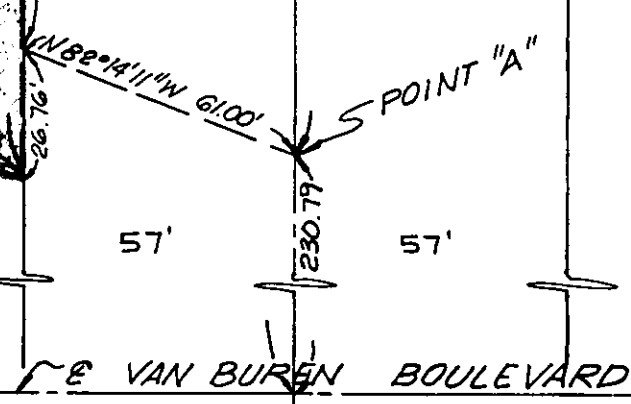


PARCEL 1

PAR. 2

TRAUTWEIN ROAD
N 13° 06' 17" W 627.77'

R.S. /



E VAN BUREN BOULEVARD

4

• 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 9

87
10058(P)

SCALE: 1" = 40'

DRAWN BY ANG. DATE 2/22/89

SUBJECT DRAINAGE EASEMENTS - TRAUTWEIN O.T.P.

22422

139126

ALESSANDRO TRACT
N.B. 6/13 S.B. Co.

BLK. 35

57'

57'

4

PAR. 2

TRAUTWEIN ROAD

N 13° 06' 17" W 627.77'

396.98'

FRS

176.75'

PARCEL 2

N 76° 53' 43" E 20.00'

POINT "A"

S 82° 14' 11" E 61.00'

N 82° 14' 11" W 20.47'

N 82° 14' 11" W 20.47'

N 82° 14' 11" W 10.00'

57'

57'

230.79'

VAN BUREN

BOULEVARD

4

• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 2 OF 9

87 10058 (P)

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DRAWN BY ANG DATE 2/17/87

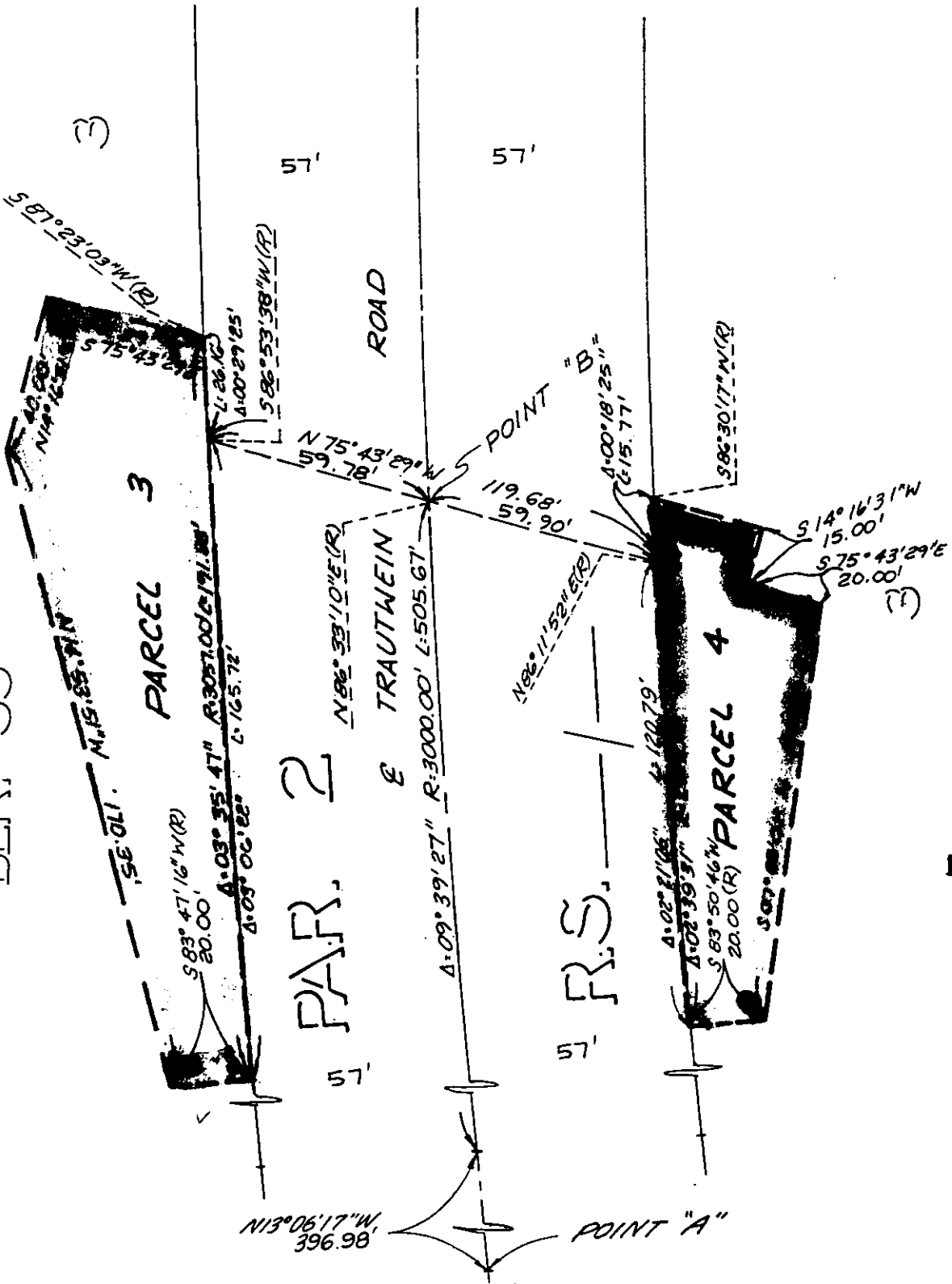
SUBJECT DRAINAGE EASEMENTS - TRAUTWIEN O.T.P.

12422

139126

ALESSANDRO TRACT
M.B. 6/13 S.B. Co.

BLK. 35



• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 3 OF 9

87
10058 (P)

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DRAWN BY ANC DATE 2/22/89

SUBJECT DRAINAGE EASEMENTS - TRAUTWEIN

12422

ALESSANDRO

3

BLK. 35

TRACT

M.B. 6/13 S.B. CO.

4 139126

BLK. 25

2

PAR. 5

E TRAUTWEIN ROAD

R.S. /

3

PAR. 8

4

E ORANGE TERRACE PARKWAY

E GENTIAN AVENUE (VACATED)

N01°22'09"W 58.00'

S88°57'51"W 10.00'

S88°57'51"W 20.00'

157.88'

PARCEL 5

193.00'

S01°02'09"E 360.20' AS

57'

57'

S88°57'51"W 57.00'

19.00'

S01°02'09"E 78.00'

71'

N88°57'51"E 29.70'

S. 88°57'51" W. 20.00'

S. 09°02'41" W. 91.41'

S01°02'09"E 21.00'

N88°57'51"E 10.00'

S01°02'09"E 15.00'

N88°57'51"E 5.00'

S.W. COR. PAR. 4

57'

CITY OF RIVERSIDE, CALIFORNIA

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SHEET 4 OF 9

87 10058(P)

SCALE: 1" = 40'

DRAWN BY RL DATE 2/15/89

SUBJECT DRAINAGE EASEMENTS - TRAUTWEIN; O.T.P.

ALESSANDRO TRACT

M.B. 6113 S.B. 00.

139126

BLK 25

$N88^{\circ}57'51''E$
15.00'

$N01^{\circ}02'09''W$
10.00'
 $S88^{\circ}57'51''W$
15.00'
 $N01^{\circ}02'09''W$
10.00'

PARCEL 7

$S88^{\circ}57'51''W$
35.00'

PAR. 2

E TRAUTWEIN ROAD

$N01^{\circ}02'09''W$
144.20'

POINT "C"

R.S.

$N01^{\circ}02'09''W$
10.00'

$S88^{\circ}57'51''W$
25.00'

PARCEL 8

$S88^{\circ}57'51''W$
15.00'

$N01^{\circ}02'09''W$
10.00'

$S13^{\circ}23'53''E$
92.20'

$N88^{\circ}57'51''E$
20.00'

E ORANGE TERRACE PARKWAY

PAR. 4

CITY OF RIVERSIDE, CALIFORNIA

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SHEET 5 OF 9

87
10058(P)

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DRAWN BY DE DATE 2/15/89

SUBJECT DRAINAGE EASEMENTS - TRAUTWEIN; O.T.P.

12422

139126

ALLESSANDRO TRACT
M.B. 6/13 S.B. Co.

BLK. 26

PARCEL 11

PAR.

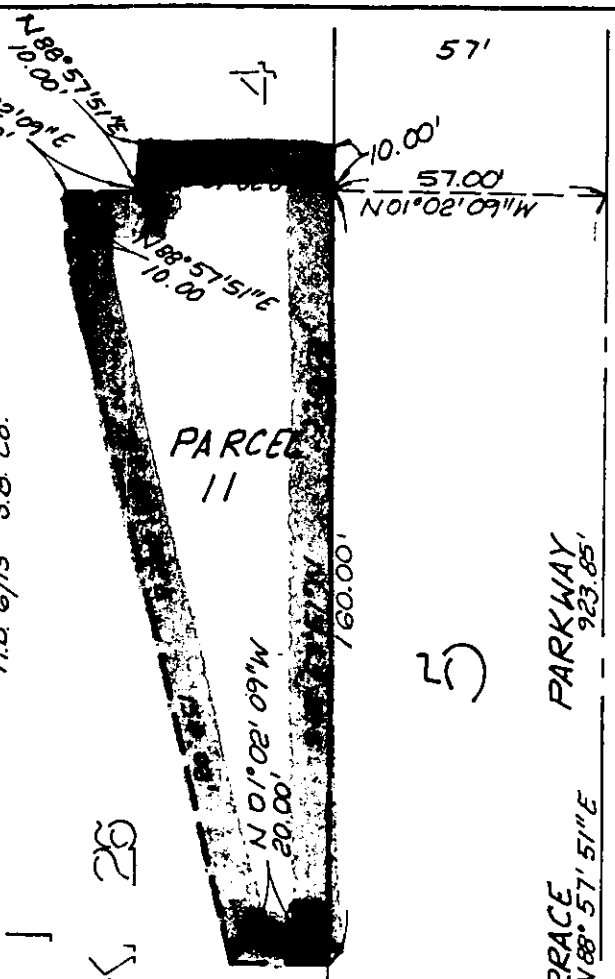
E ORANGE TERRACE N 88° 57' 51" E 923.85'

RS.

E GENTIAN AVENUE

BLK. 36

PAR 6



• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 7 OF 9

87
10058 (P)

SCALE: 1" = 40'

DRAWN BY ANG. DATE 2 / 15 / 89

SUBJECT DRAINAGE EASEMENTS TRAUTWIEN, O.T.P.

12422

E ORANGE TERRACE PARKWAY

PAR. 5

R.S. /

139126

57'

57'

PAR. 8

33'

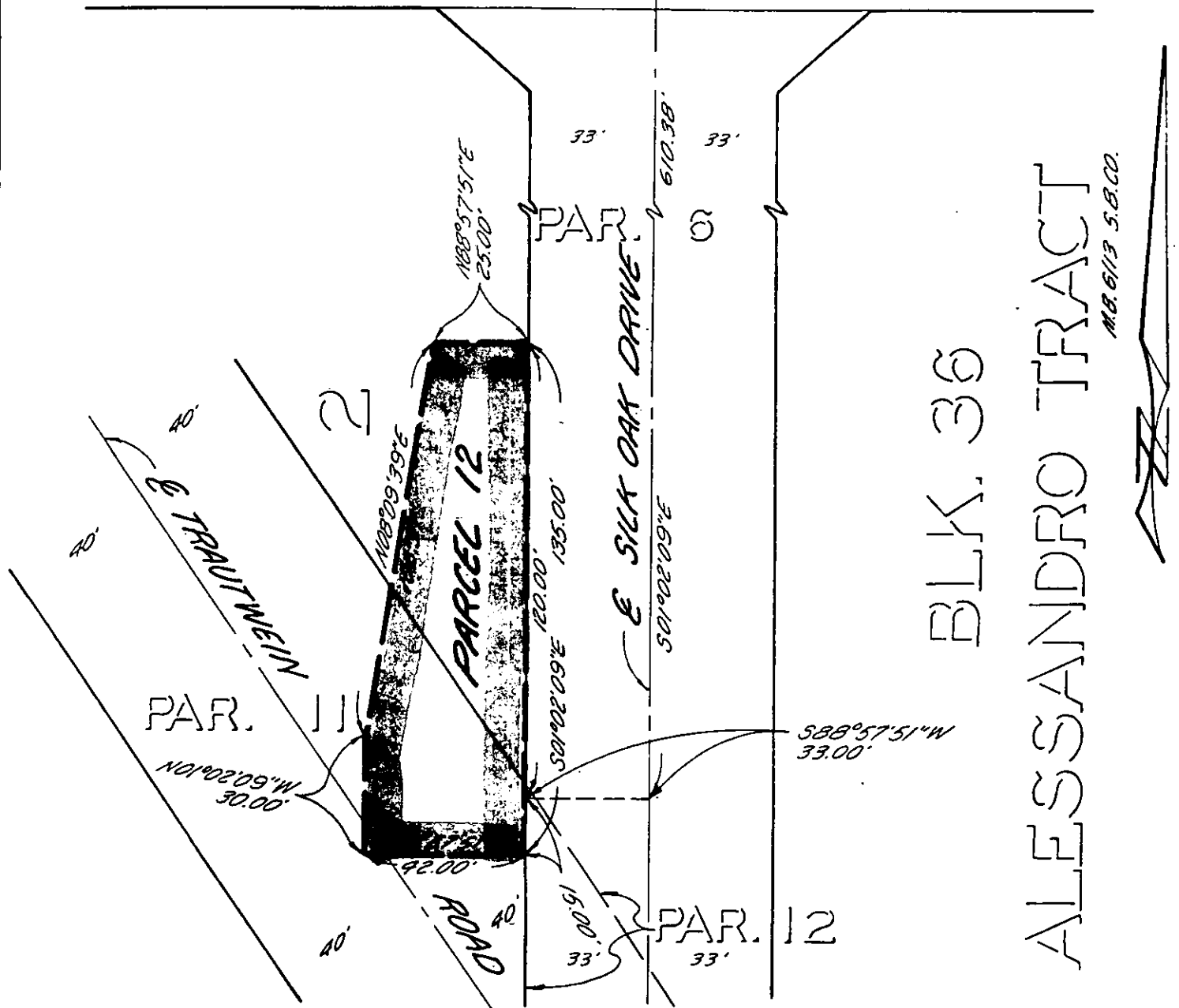
33'

E SILK OAK DRIVE

BLK. 36

ALESSANDRO TRACT

M.B. 6/13 S.B. 00.



• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 8 OF 9

87
10058(P)

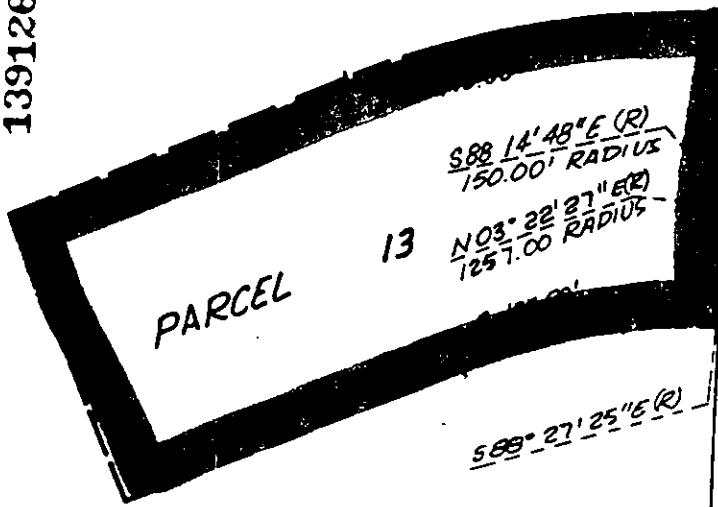
SCALE: 1" = 40'

DRAWN BY RE DATE 2/11/89

SUBJECT DRAINAGE EASEMENTS - TRAUTWEIN RD; O.T.P.

12422

139126



S87°42'47"E (R)

N05°11'56"E (R)

57'

57'

S88°14'48"E (R)
150.00' RADIUS

R=150.00
Δ=01°37'25"
L=4.25'

N03°22'27"E (R)
1257.00 RADIUS

N03°22'37"E (R)
52.75'

PARCEL 13

S89°27'25"E (R)

N02°14'04"E (R)
1257.00 RADIUS
R=1200.00' Δ=04°24'46" L=92.42'
Δ=14°53'49" R=1200.00' L=312.00'

PARKWAY

ALESSANDRO TRACT
M.B. 6/13 S.B. Co.

BLK 27

E ORANGE TERRACE

N 88°57'51"E
129.75'

57'

TRACT 22551
M.B. 187/62-66

TRACT 21834
M.B. 198/62-66

E BARTON STREET

57'



• 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 9 OF 9

87
1005B (P)

SCALE 1" = 40'

DRAWN BY ANJ. DATE 2/15/89

SUBJECT DRAINAGE EASEMENTS - TRAUTNIEN O.T.P.

12422