

446730

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

M. Pest 2/26/89

DEC 21 1989

Recorded in Official Records of Riverside County, California

William S. Conroy
Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Tract 21834-3

12598

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ORANGECREST HILLS DEVELOPMENT CORP., a California corporation , 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 landscaping and 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:

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 landscaping and wall.

Dated 12-15-89

ORANGECREST HILLS DEVELOPMENT CORP.,
a California corporation

By [Signature]

Title Dw. President

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 12/21/89

[Signature]
Title Property Services Manager

0774u

APPROVED AS TO FORM

Robert A. Sauer 12/19
ASST. CITY ATTORNEY

STATE OF CALIFORNIA

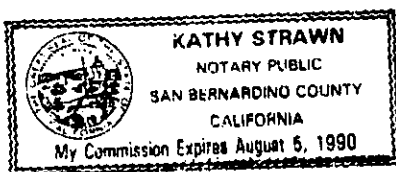
COUNTY OF Riverside

} ss.

446730

On this 15th day of December, in the year 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared SHERMAN HAGGERTY**

_____ and _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as XX President and _____ Secretary, respectively, of the Corporation therein named, and acknowledged to me that the Corporation executed it pursuant to its by-laws or a resolution of its board of directors.



WITNESS my hand and official seal

[Signature]
Notary Public in and for said State.



August 21, 1989

J.F. Davidson Associates, Inc.

ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

W.O. 8609643

EXHIBIT "A"

LANDSCAPE AND WALL EASEMENT

S.I.C. - TRACT 21834-3

The Northerly 14.00 feet of Lot 29, the Northerly 9.00 feet of Lot 33, the Northerly 7.00 feet of Lot 38, the Northerly 5.00 feet of Lots 41, 42, 43 and 44, all being of Tract 21834-3, as shown by map on file in Book 201 of Maps, at pages 99 through 103 thereof, Records of Riverside County, California.

TOGETHER WITH that portion of Lot 31 of said Tract 21834-3, described as follows:

Beginning at the Northwest corner of said Lot 31;

Thence S.12°07'18"E. along the Westerly line of said Lot 31, a distance of 12.00 feet to a line parallel with and 12.00 feet Southerly, measured at right angles from the Northerly line of said Lot 31;

Thence N.77°52'42"E. along said parallel line, a distance of 45.00 feet;

Thence Northeasterly and Southeasterly on a curve concave Southwesterly, having a radius of 12.00 feet through an angle of 90°00'00", an arc length of 18.85 feet to a line parallel with and 8.00 feet Westerly, measured at right angles from the Easterly line of said Lot 31;

Thence S.12°07'18"E. along said parallel line, a distance of 3.00 feet;

Thence N.77°52'42"E., a distance of 8.00 feet to the Easterly line of said Lot 31;

Thence N.12°07'18"W., a distance of 18.33 feet;

Thence Northwesterly on a non-tangent curve concave Southwesterly, having a radius of 39.50 feet through an angle of 18°15'13", an arc length of 12.58 feet (the initial radial line bears N.40°46'03"E.);

Thence S.77°52'42"W., a distance of 55.95 feet to the point of beginning.

Prepared and Submitted by
J.F. Davidson Associates, Inc.

Reviewed and Approved by
J.F. Davidson Associates, Inc.

Witness my hand and
Seal this 21st day of August, 1989.

Notary Public for the State of California
My Commission Expires 12/31/90

The preceding three (3) courses being along the Easterly and Northerly lines of said Lot 31.

ALSO TOGETHER WITH that portion of Lot 32 of said Tract 21834-3 described as follows:

Beginning at the Northeast corner of said Lot 32;

Thence S.12°07'18"E. along the Easterly line of said Lot 32, a distance of 9.00 feet to a line parallel with and 9.00 feet Southerly measured at right angles from the Northerly line of said Lot 32;

Thence S.77°52'42"W. along said parallel line, a distance of 44.00 feet;

Thence Southwesterly and Southeasterly on a curve concave Southeasterly, having a radius of 12.00 feet through an angle of 90°00'00", an arc length of 18.85 feet to a line parallel with and 9.00 feet Easterly, measured at right angles from the Westerly line of said Lot 32;

Thence S.12°07'18"E. along said parallel line, a distance of 6.00 feet;

Thence S.77°52'42"W., a distance of 9.00 feet to the Westerly line of said Lot 32;

Thence N.12°07'18"W., a distance of 18.33 feet;

Thence Northeasterly on a curve concave Southeasterly, having a radius of 39.50 feet through an angle of 18°15'12", an arc length of 12.58 feet (the initial radial line bears N.65°00'38"W.);

Thence N.77°52'42"E., a distance of 55.95 feet to the point of beginning;

The preceding three (3) courses being along the Westerly and Northerly lines of said Lot 32;

ALSO TOGETHER WITH that portion of Lots 46 and 47 of said Tract 21834-3, described as follows:

Beginning at the most Easterly corner of said Lot 46, also being the most Northerly corner of said Lot 47;

Thence S.12°07'18"E. along the Easterly line of said Lot 47, a distance of 10.00 feet;

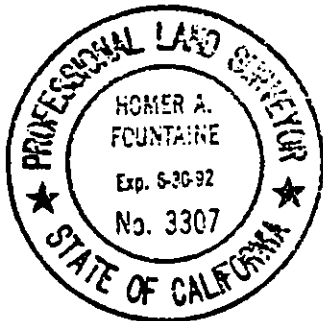
Thence S.79°32'39"W., a distance of 172.49 feet to the Westerly line of said Lot 46;

Thence N.07°49'44"W. along said Westerly line, a distance of 5.00 feet to the Northwest corner thereof;

Thence N.77°52'42"E. along the Northerly line of said Lot 46, a distance of 172.04 feet to the point of beginning.

EXCEPTING THEREFROM those portions of said Lots 29, 31, 32, 33, 38, 41, 42, 43, 44, 46 and 47, lying within the landscape and wall easements as shown on said Tract 21834-3.

MM/MWC/lb
EXH:AF8



DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

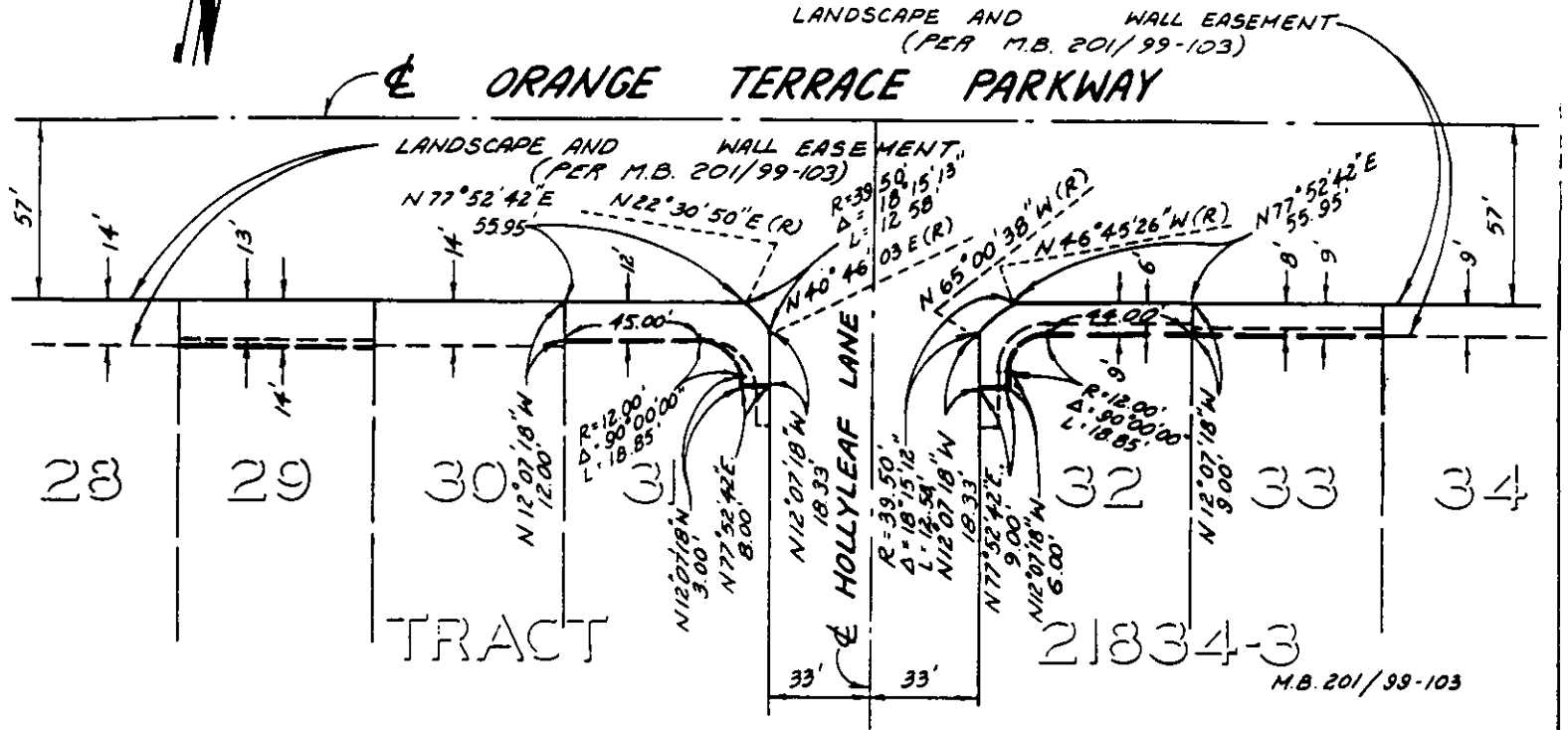
Homer A. Fountaine 8/22/89

Homer A. Fountaine

Date

J. F. DAVIDSON ASSOCIATES, INC.

DESCRIPTION APPROVAL 8/29/89
George P. Hutchinson by F.
SURVEYOR, CITY OF RIVERSIDE



• CITY OF RIVERSIDE, CALIFORNIA •

11-24

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 2

8609643(P)

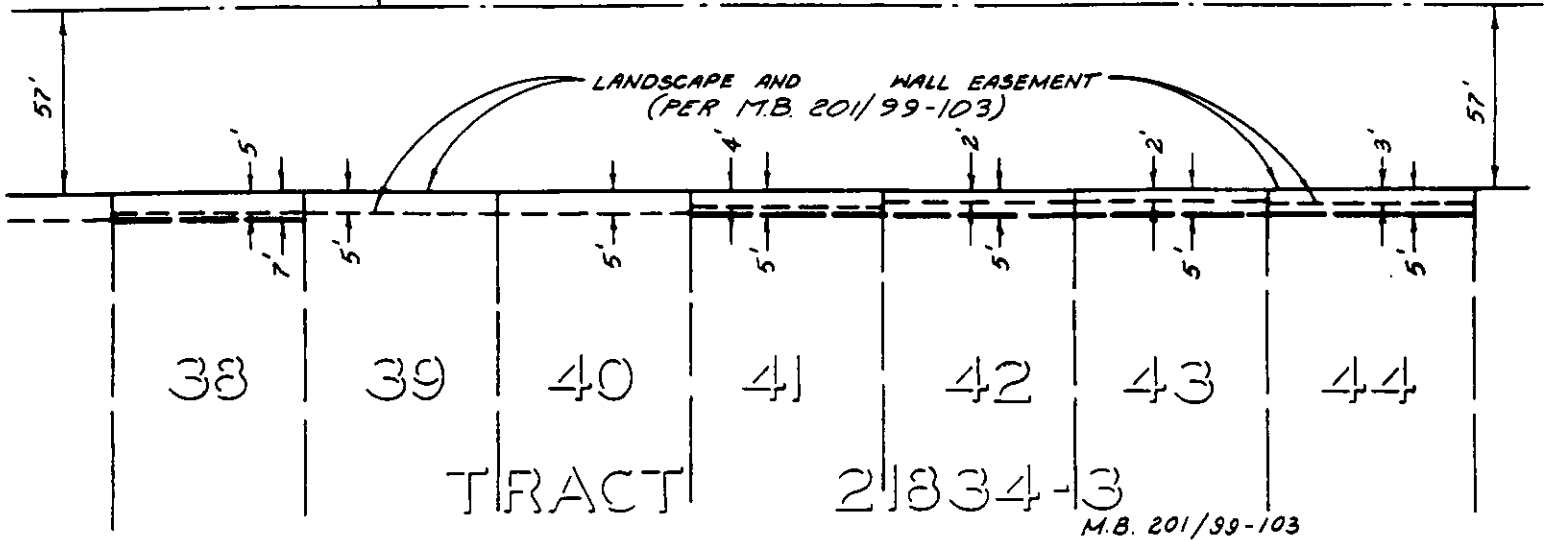
SCALE: 1" = 60'

DRAWN BY CMC DATE 8/10/89

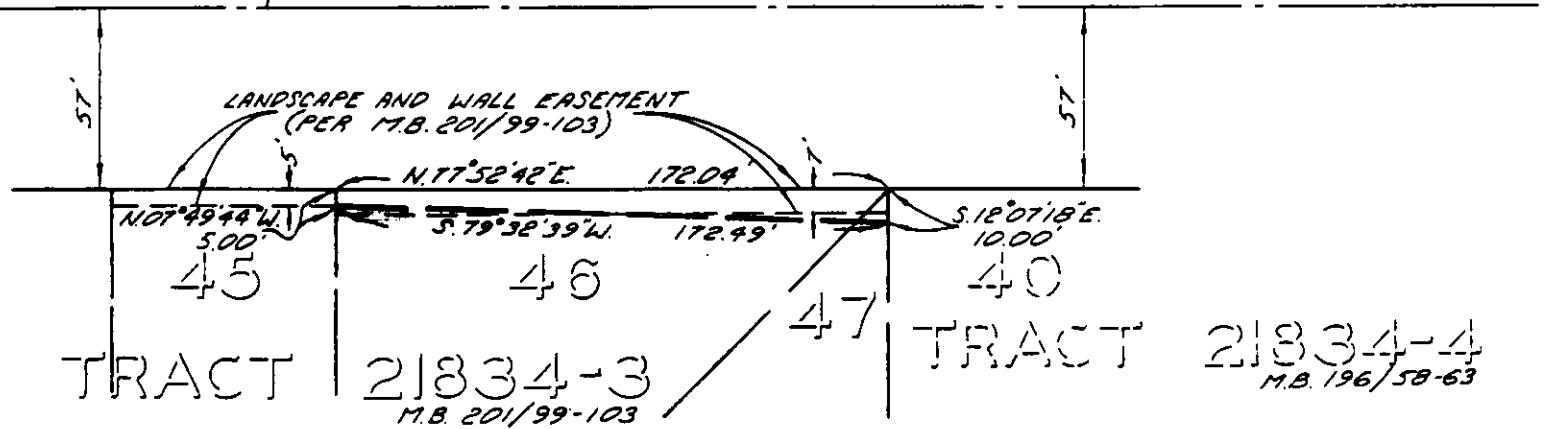
SUBJECT LANDSCAPE AND WALL EASEMENT



ORANGE TERRACE PARKWAY



ORANGE TERRACE PARKWAY



CITY OF RIVERSIDE, CALIFORNIA

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SHEET 2 OF 2

8609643 (P)

SCALE: 1" = 60'

DRAWN BY CMC DATE 8 / 10 / 89

SUBJECT LANDSCAPE AND WALL EASEMENT