

006709

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

CITY CLERK  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

Project: Tract 21767-3

RECEIVED FOR RECO  
AT 2:00 O'CLOCK P.M.

JAN - 5 1990

Recorded in Official Records  
of Riverside County, California

*William F. Pomeroy*  
Recorder  
Fees \$

12660

EASEMENT

FOR VALUABLE CONSIDERATIONS, receipt of which is hereby acknowledged, CALIFORNIA COMMUNITIES, INC., 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 a block wall, including the construction, reconstruction, maintenance, inspection, repair, replacement, relocation, renewal and removal of said 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:

Parcel 1

That portion of Lot 12, of Tract 21767-3, as shown by map on file in Book 181 of Maps, Pages 59 through 63, inclusive, records of Riverside County, California, described as follows:

- Beginning at the Northeast corner of said Lot 12;
- Thence South 08° 08' 19" West, along the Easterly line of said Lot 12, a distance of 5.04 feet;
- Thence North 74° 43' 53" West, a distance of 81.52 feet, to the Northerly line of said Lot 12;
- Thence North 80° 51' 34" East, along said Northerly line, a distance of 12.10 feet, to an angle point thereon;
- Thence South 74° 43' 53" East, along said Northerly line, a distance of 69.88 feet, to the point of beginning.

Parcel 2

That portion of Lot 13, of Tract 21767-3, as shown by Map on file in Book 181 of Maps, Pages 59 through 63, inclusive, records of Riverside County, California, described as follows:

Beginning at the Northeast corner of said Lot 13;  
Thence South  $18^{\circ} 34' 45''$  West, along the Easterly line of said Lot 13, a distance of 5.03 feet;

Thence North  $65^{\circ} 14' 43''$  West, a distance of 45.76 feet;

Thence North  $74^{\circ} 43' 53''$  West, a distance of 107.53 feet, to the Westerly line of said Lot 13;

Thence North  $08^{\circ} 08' 19''$  East, along said Westerly line, a distance of 5.04 feet, to the Northwest corner of said Lot 13;

Thence South  $74^{\circ} 43' 53''$  East, along the Northerly line of said Lot 13, a distance of 108.57 feet, to an angle point thereon;

Thence South  $65^{\circ} 14' 43''$  East, along said Northerly line, a distance of 45.63 feet, to the point of beginning.

Parcel 3

That portion of Lot 14, of Tract 21767-3, as shown by Map on file in Book 181 of Maps, Pages 59 through 63, inclusive, records of Riverside County, California, described as follows:

Beginning at the Northwest corner of said Lot 14;  
Thence South  $65^{\circ} 14' 43''$  East, along the Northerly line of said Lot 14, a distance of 163.47 feet, to the Northeast corner of said Lot 14;

Thence South  $29^{\circ} 48' 49''$  West, along the Easterly line of said Lot 14, a distance of 5.02 feet;

Thence North  $65^{\circ} 14' 43''$  West, parallel with the Northerly line of said Lot 14, a distance of 162.49 feet, to the Westerly line of said Lot 14;

Thence North  $18^{\circ} 34' 45''$  East, along said Westerly line, a distance of 5.03 feet, to the point of beginning.

Parcel 4

That portion of Lot 15, of Tract 21767-3, as shown by Map on file in Book 181 of Maps, Pages 59 through 63, inclusive, records of Riverside County, California, described as follows:

Beginning at the Northwest corner of said Lot 15;  
Thence South  $65^{\circ} 14' 43''$  East, along the Northerly line of said Lot 15, a distance of 32.23 feet, to angle point thereon;

Thence South 66° 51' 46" East, along said Northerly line, a distance of 63.24 feet, to angle point thereon;

Thence South 69° 09' 36" East, along said Northerly line, a distance of 63.26 feet to the Northeasterly corner of said Lot 15;

Thence South 40° 15' 15" West, along the Easterly line of said Lot 15, a distance of 5.30 feet;

Thence North 69° 09' 36" West, a distance of 61.60 feet;

Thence North 66° 51' 46" West, a distance of 63.41 feet;

Thence North 65° 14' 43" West, a distance of 32.74 feet, to the Westerly line of said Lot 15;

Thence North 29° 48' 49" East, along said Westerly line, a distance of 5.02 feet, to the point of beginning.

Parcel 5

That portion of Lot 16, of Tract 21767-3, as shown by Map on file in Book 181 of Maps, Pages 59 through 63, inclusive, records of Riverside County, California, described as follows:

Beginning at the Northwesterly corner of said Lot 16;


Thence South 69° 09' 36" East, along the Northerly line of said Lot 16, a distance of 31.74 feet, to an angle point thereon;

Thence South 28° 24' 38" East, along the Northeasterly line of said Lot 16, a distance of 7.66 feet;

Thence North 69° 09' 36" West, a distance of 39.31 feet, to the Westerly line of said Lot 16;

Thence North 40° 15' 15" East, along said Westerly line, a distance of 5.30 feet, to the point of beginning.

All as shown on Exhibit "B" attached hereto and made a part thereof.

  
 DAVID H. WILLIAMS L.S. 4131  
 EXPIRATION DATE: 6/30/92



TOGETHER with the right to clear and keep clear said easement and right-of-way from any other 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,

DESCRIPTION APPROVAL 12/27/89

George P. Hutchinson by F  
SURVEYOR, CITY OF RIVERSIDE

maintaining, inspecting, repairing, replacing, relocating, renewing and removing said block wall; PROVIDED, however, that the Grantor reserves the right to construct within the easement above granted a wall or fence on a property line perpendicular to the subject block wall to within one inch of the face of said block wall provided that such property line wall or fence does not modify or connect to the block wall.

Dated DECEMBER 10, 1989

CALIFORNIA COMMUNITIES, INC.,  
a California Corporation

By [Signature]  
Joe Troxely, III  
Title Vice President Development

By [Signature]  
Craig-A. Hardy  
Title Assistant Secretary

[Signature]

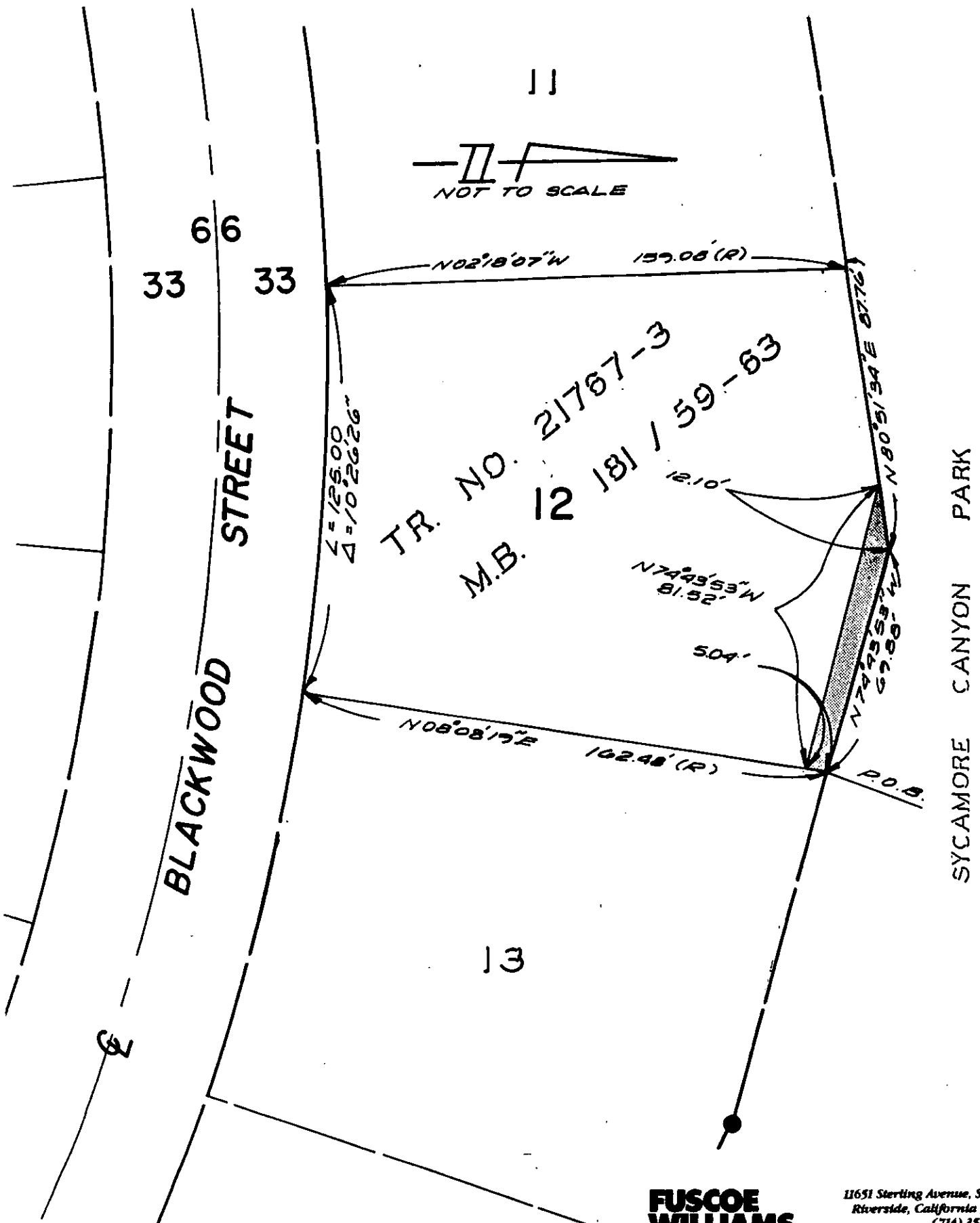
CONSENT TO RECORDATION

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 of Riverside 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

Dec. 27, 1989

*M. William Adams*  
Title Real Property Services Mgr.



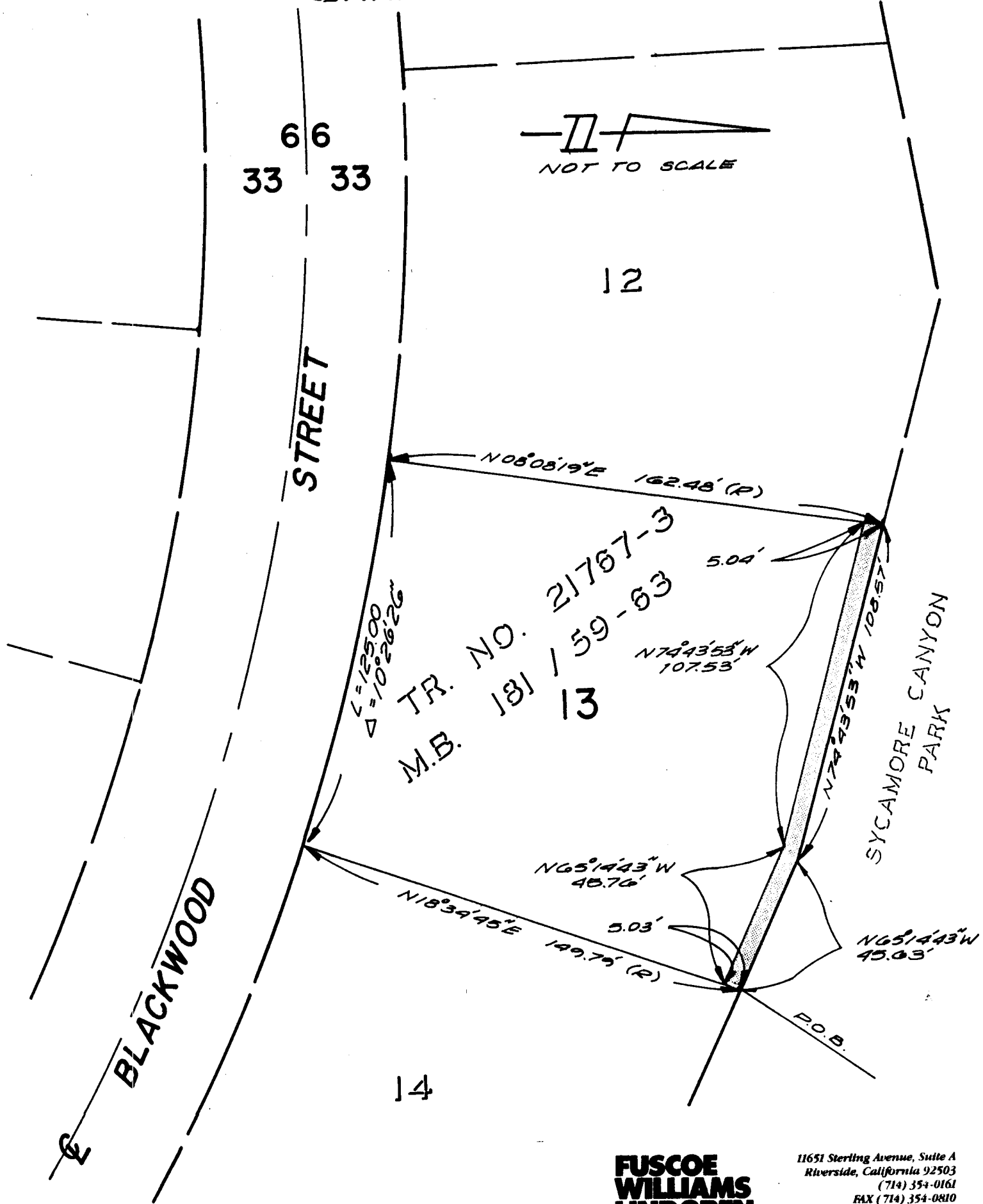
**FUSCOE  
WILLIAMS  
LINDGREN  
& SHORT**

Civil Engineers - Land Surveyors

11651 Sterling Avenue, Suite.  
Riverside, California 9250.  
(714) 354-016  
FAX (714) 354-081

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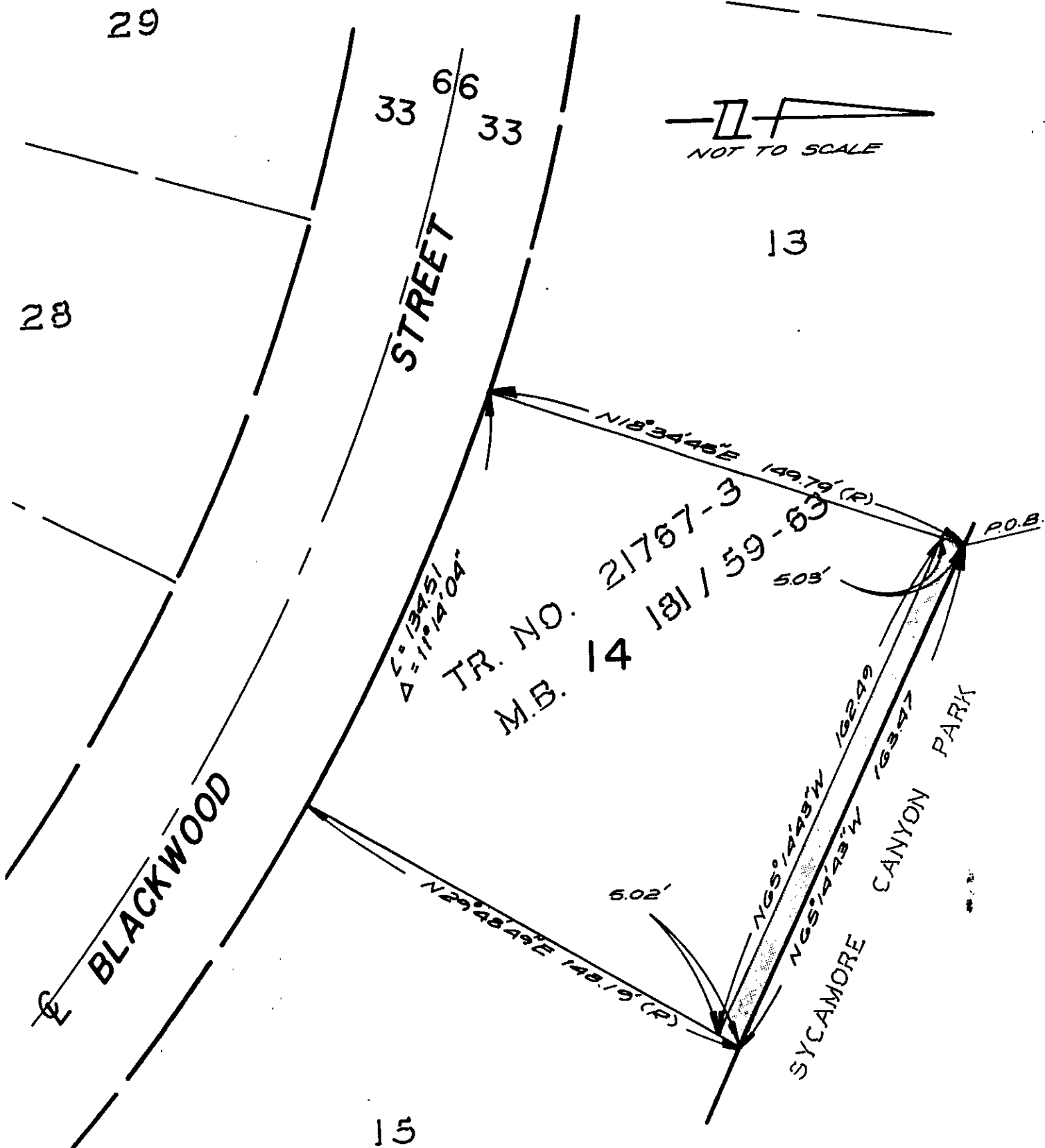
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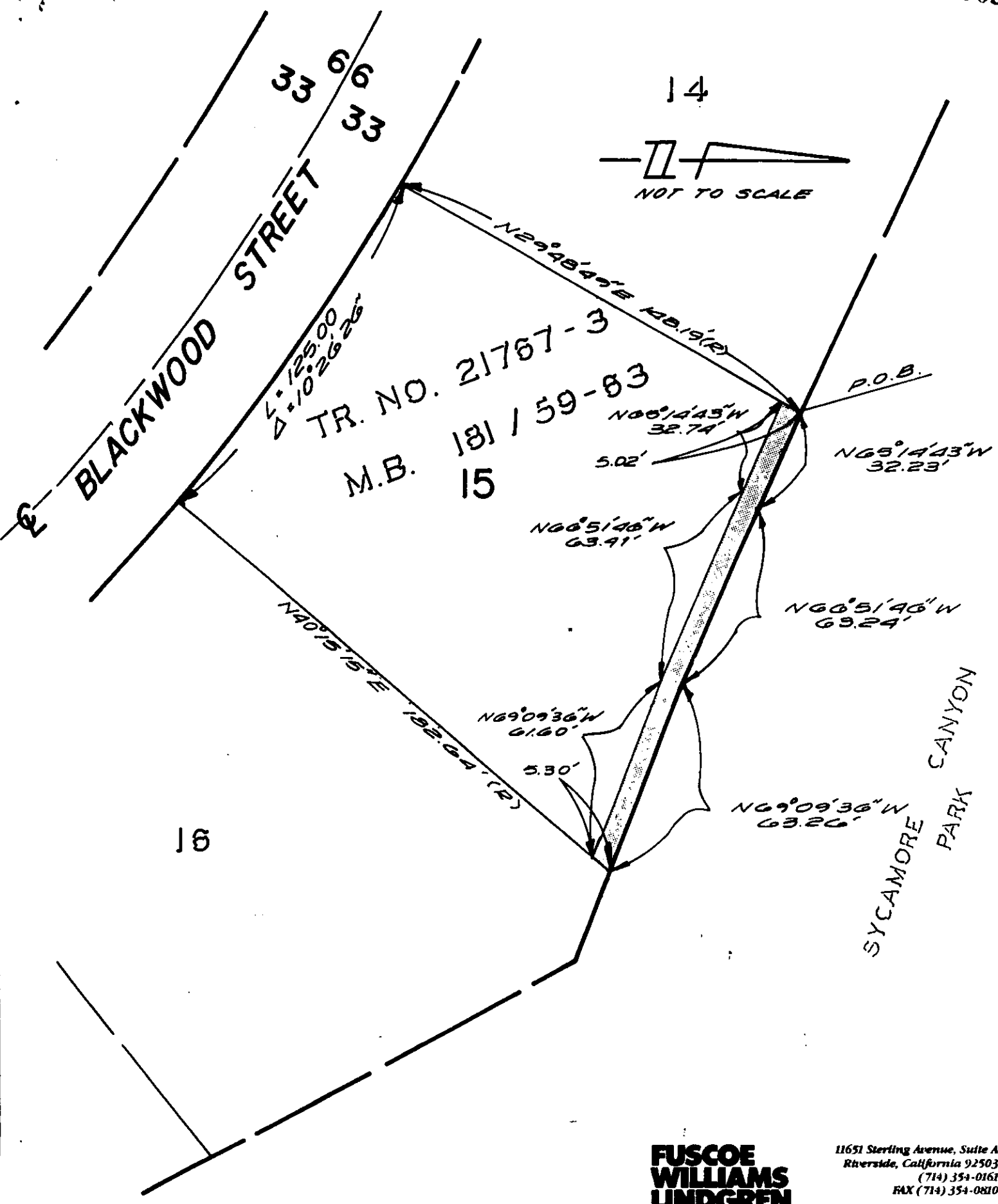
Civil Engineers - Land Surveyors

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EXHIBIT "B"

6709

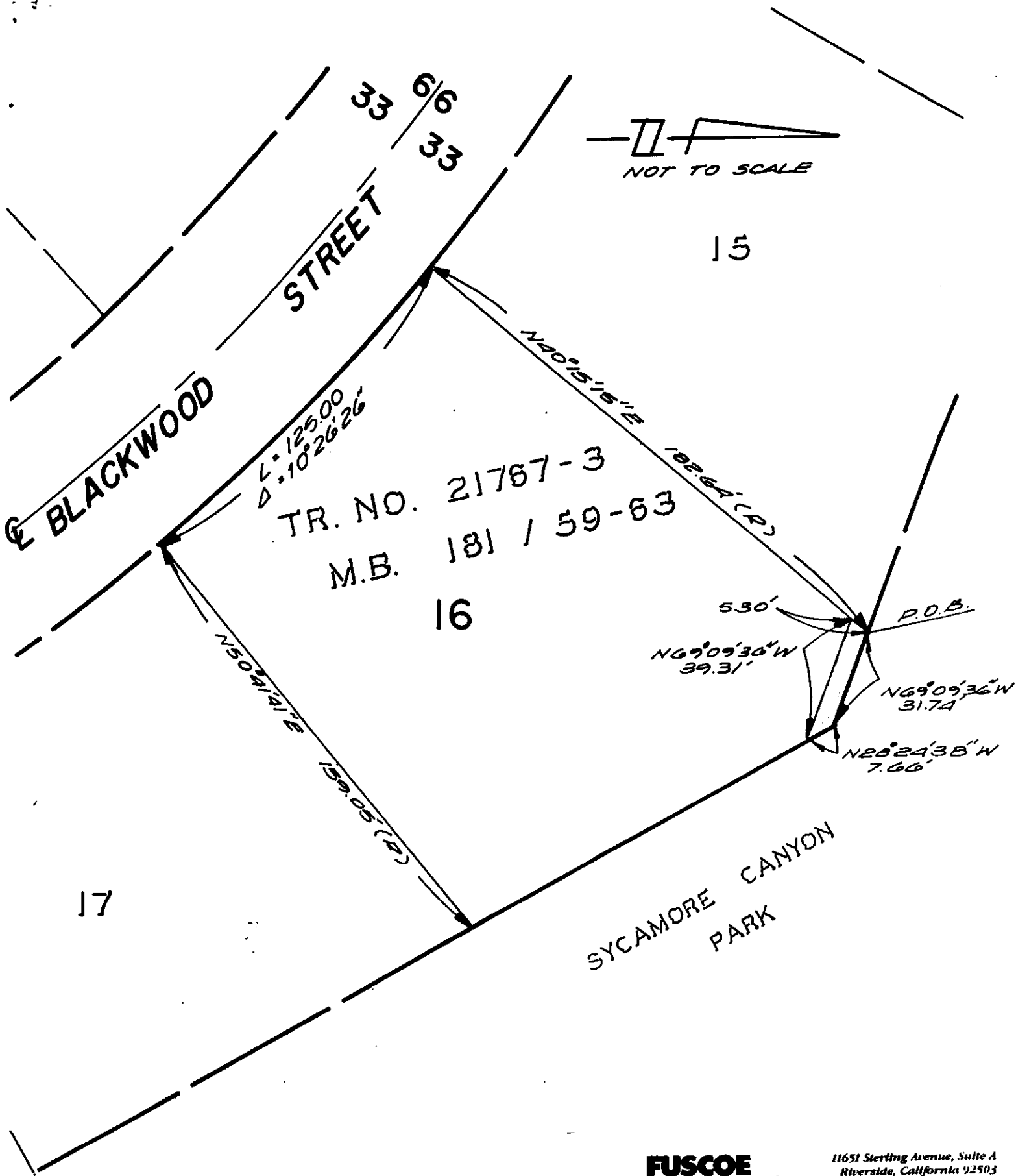


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17600



TR. NO. 21767-3  
 M.B. 181 / 59-63

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