

043668

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

Min. Post 2 o'clock P.M.

FEB - 2 1990

Recorded in Official Records of Riverside County, California

William S. Corby
Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: CFD 86-1
Mission Grove Parkway South

12626

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, REGIONAL PROPERTIES, 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 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.

REGIONAL PROPERTIES, INC.
a California corporation

DATED January 11, 1990

By [Signature]
Title President

By [Signature]
Title Secretary

APPROVED AS TO FORM

[Signature]
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 1/26/90

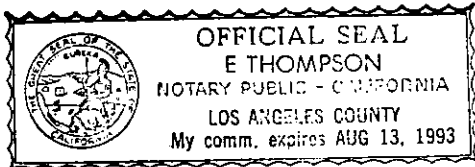
[Signature]
Title Property Services Manager

0919u/m

43668

STATE OF CALIFORNIA

COUNTY OF Los Angeles } ss.



On this 11th day of January, in the year 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared Mark Rubin

and Jack A Sweeney, personally known to me

(or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as _____ 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.

E Thompson

Notary Public in and for said State.



J.F. Davidson Associates, Inc.
ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

December 19, 1989

W.O. 8710164

EXHIBIT "A"
OFF-SITE DRAINAGE EASEMENTS
TO MISSION GROVE PARKWAY SOUTH
REGIONAL PROPERTY - CFD 86-1

PARCEL 1

That portion of Parcels 5 and 6 of Parcel Map 23178, as shown by map on file in Book 158 of Parcel Maps, at pages 20 through 22 thereof, Records of Riverside County, California, lying within a strip of land 60.00 feet wide, the centerline being described as follows:

Commencing at the centerline intersection of Trautwein Road and Mission Grove Parkway South as shown on Record of Survey on file in Book 83, at pages 59 and 60 thereof, Records of Riverside County, California;

Thence N.73°40'17"E. along the centerline of said Mission Grove Parkway South, a distance of 753.48 feet to a point hereinafter referred to as Point "A";

Thence N.16°19'43"W., a distance of 50.00 feet to a point on the Northerly line of said Mission Grove Parkway South (Parcel 4) as shown on said Record of Survey, said point also being the point of beginning of said centerline description;

Thence continuing N.16°19'43"W., a distance of 90.00 feet to the termination of said centerline description.

PARCEL 2

That portion of Parcels 4 and 13 of Parcel Map 23178, as shown by map on file in Book 158 of Parcel Maps, at pages 20 through 22 thereof, Records of Riverside County, California, lying within a strip of land 60.00 feet wide, the centerline being described as follows:

Commencing at the hereinbefore mentioned Point "A";

Thence N.73°40'17"E. along the centerline of said Mission Grove Parkway South, a distance of 39.00 feet to a point hereinafter referred to as Point "B";

Thence S.16°19'43"E, a distance of 50.00 feet to a point on the Southerly line of said Mission Grove Parkway South (Parcel 4 as shown on said Record of Survey) said point also being the point of beginning of said centerline description;

Thence continuing S.16°19'43"E., a distance of 80.00 feet to the termination of said centerline description.

PARCEL 3

That portion of Parcel 11 of Parcel Map 4806, as shown by map on file in Book 7 of Parcel Maps, at pages 8 through 12 thereof, Records of Riverside County, California, lying within a strip of land 40.00 feet wide, the centerline being described as follows:

Commencing at the hereinbefore mentioned Point "B";

Thence N.73°40'17"E. along the centerline of said Mission Grove Parkway South, a distance of 47.52 feet;

Thence Northeasterly continuing along said centerline on a curve concave Northwesterly, having a radius of 1000.00 feet, through an angle of 60°04'25", an arc length of 1048.48 feet to a point hereinafter referred to as Point "C";

Thence S.76°24'08"E., a distance of 50.00 feet to a point on the Southeasterly line of said Mission Grove Parkway South (Parcel 4 as shown on said Record of Survey), said point also being the point of beginning of said centerline description;

Thence continuing S.76°24' 08"E., a distance of 50.00 feet to the termination of said centerline description.

The sidelines of said strip of land 40.00 feet wide shall be prolonged as to terminate in the Southeasterly line of said Mission Grove Parkway South (Parcel 4 as shown on said Record of Survey).

PARCEL 4

That portion of Parcels 11 and 14 of Parcel Map 4806, as shown by map on file in Book 7 of Parcel Maps, at pages 8 through 12 thereof, Records of Riverside County, California described as follows:

Commencing at the hereinbefore mentioned Point "C";

Thence Northeasterly and Northwesterly along the centerline of said Mission Grove Parkway South on a curve concave Northwesterly (the initial radial line bears S.76°24'08"E.), having a radius of 1000.00 feet, through an angle of 26°55'44", an arc length of 470.00 feet to a point hereinafter referred to as Point "D";

Thence N.76°40'08"E, a distance of 50.00 feet to a point on the Easterly line of said Mission Grove Parkway South (Parcel 4 as shown on said Record of Survey), also being the point of beginning of the parcel of land to be described;

Thence Southeasterly along said Easterly line on a non-tangent curve concave Westerly, (the initial radial line bears N.76°40'08"E.), having a radius of 1050.00 feet, through an angle of 05°23'09", an arc length of 98.70 feet;

Thence N.82°03'17"E, a distance of 79.99 feet;

Thence N.13°19'52"W., a distance of 207.59 feet;

Thence S.71°30'44"W., a distance of 79.57 feet to the Easterly line of said Mission Grove Parkway South;

Thence Southeasterly along said Easterly line on a non-tangent curve concave Westerly, (the initial radial line bears N.71°30'44"E.), having a radius of 1050.00 feet, through an angle of 05°09'24", an arc length of 94.50 feet to the point of beginning.

PARCEL 5

That portion of Parcels 11 and 14 of Parcel Map 4806, as shown by map on file in Book 7 of Parcel Maps, at pages 8 through 12 thereof, Records of Riverside County, California described as follows:

Commencing at the hereinbefore mentioned Point "D";

Thence S.76°40'08"W., a distance of 50.00 feet to a point on the Westerly line of said Mission Grove Parkway South (Parcel 4 as shown on said Record of Survey), said point being the point of beginning of the parcel of land being described;

Thence Northwesterly along said Westerly line on a non-tangent curve concave Westerly, (the initial radial line bears N.76°40'08"E.), having a radius of 950.00 feet, through an angle of 01°25'57", an arc length of 23.75 feet;

Thence S.75°14'11"W., a distance of 179.76 feet;
Thence S.13°19'52"E., a distance of 63.96 feet;
Thence N.79°59'31"E., a distance of 178.70 feet to the
Westerly line of said Mission Grove Parkway South;

Thence Northwesterly along said Westerly line on a non-tangent curve
concave Westerly, (the initial radial line bears N.79°59'31"E.), having a
radius of 950.00 feet, through an angle of 03°19'23", an arc length of
55.10 to the point of beginning.

PARCEL 6

That portion of Parcel 15 of Parcel Map 4806, as shown by map on file
in Book 7 of Parcel Maps, at pages 8 through 12 thereof, Records of
Riverside County, California, described as follows:

Beginning at the intersection of the Easterly line of Mission Grove
Parkway South (Parcel 4 as shown on said Record of Survey) with the
Southerly line of Alessandro Boulevard as shown on said Record of Survey;

Thence N.89°50'17"E. along the Southerly line of said Alessandro
Boulevard, a distance of 95.34 feet;
Thence S.00°09'43"E., a distance of 13.00 feet;
Thence S.53°00'31"W., a distance of 119.11 feet;
Thence S.89°50'17"W., a distance of 25.00 feet to the Easterly line of
said Mission Grove Parkway South;

Thence N.00°09'43"W. along said Easterly line, a distance of 71.40
feet;

Thence N.62°21'49"E. continuing along said Easterly line, a distance of
28.18 feet to the point of beginning.

PARCEL 7

That portion of Parcel 15 of Parcel Map 4806, as shown by map on file
in Book 7 of Parcel Maps, at pages 8 through 12 thereof, Records of
Riverside County, California, lying within a strip of land 40.00 feet wide,
the centerline being described as follows:

Commencing at the centerline intersection of Mission Grove Parkway
South and Alessandro Boulevard as shown on said Record of Survey;

Thence S.89°50'17"W. along the centerline of said Alessandro Boulevard, also being the Northerly line of Section 17, Township 3 South, Range 4 West, S.B.M., a distance of 698.35 feet;

Thence S.00°09'43"E., a distance of 113.00 feet to a point on the Southerly line of Alessandro Boulevard, also being the Southerly line of Parcel "A" as conveyed to the City of Riverside by deed recorded October 20, 1989 as Instrument No. 365394, Official Records of Riverside County, California, said point being the point of beginning of said centerline description;

Thence continuing S.00°09'43"E., a distance of 60.00 feet to the termination of said centerline description.

PARCEL 8

That portion of Parcel 16 of Parcel Map 4806, as shown by map on file in Book 7 of Parcel Maps, at pages 8 through 12 thereof, Records of Riverside County, California, lying within a strip of land 40.00 feet wide, the centerline being described as follows:

Commencing at the most Westerly corner of Parcel "A" as conveyed to the City of Riverside by deed recorded October 20, 1989 as Instrument No. 365394, Official Records of Riverside County, California, said corner being on the Southerly line of Alessandro Boulevard as shown by Record of Survey on file in Book 83, at pages 59 and 60 thereof, Records of Riverside County, California;

Thence S.81°58'18"E. along the Southerly line of said Parcel "A", also being the Southerly line of said Alessandro Boulevard, a distance of 65.00 feet to the point of beginning of said centerline description;

Thence S.08°01'42"W., a distance of 60.00 feet to the termination of said centerline description.

PARCEL 9

That portion of Parcel 16 of Parcel Map 4806, as shown by map on file in Book 7 of Parcel Maps, at pages 8 through 12 thereof, Records of Riverside County, California, lying within a strip of land 40.00 feet wide, the centerline being described as follows:

Commencing at the centerline intersection of Trautwein Road and Mission Grove Parkway South as shown on said Record of Survey;

Thence N.16°19'43"W. along the centerline of said Trautwein Road, a distance of 2521.20 feet;

Thence N.73°40'17"E., a distance of 97.06 feet to a point on the Easterly line of said Trautwein Road (Parcel 1 as shown on said Record of Survey), said point being the point of beginning of said centerline description;

Thence continuing N.73°40'17"E., a distance of 35.00 feet to the termination of said centerline description.

The sidelines of said strip of land 40.00 feet wide shall be prolonged or shortened as to terminate in the Easterly line of said Trautwein Road (Parcel 1 as shown on said Record of Survey).

PARCEL 10

That portion of Parcel 3 of Parcel Map 23178, as shown by map on file in Book 158 of Parcel Maps, at pages 20 through 22 thereof, Records of Riverside County, California, lying within a strip of land 55.00 feet wide, the centerline being described as follows:

Commencing at the centerline intersection of Jesse Lane and Trautwein Road as shown on said Parcel Map 23178;

Thence N.16°19'43"W. along the centerline of said Trautwein Road, a distance of 922.81 feet;

Thence N.73°40'17"E., a distance of 55.00 to a point on the Northeasterly line of said Trautwein Road, said point being the point of beginning of said centerline description;

Thence continuing N.73°40'17"E., a distance of 55.00 feet to the termination of said centerline description.

LO/MWC/lb
EXH:AH7

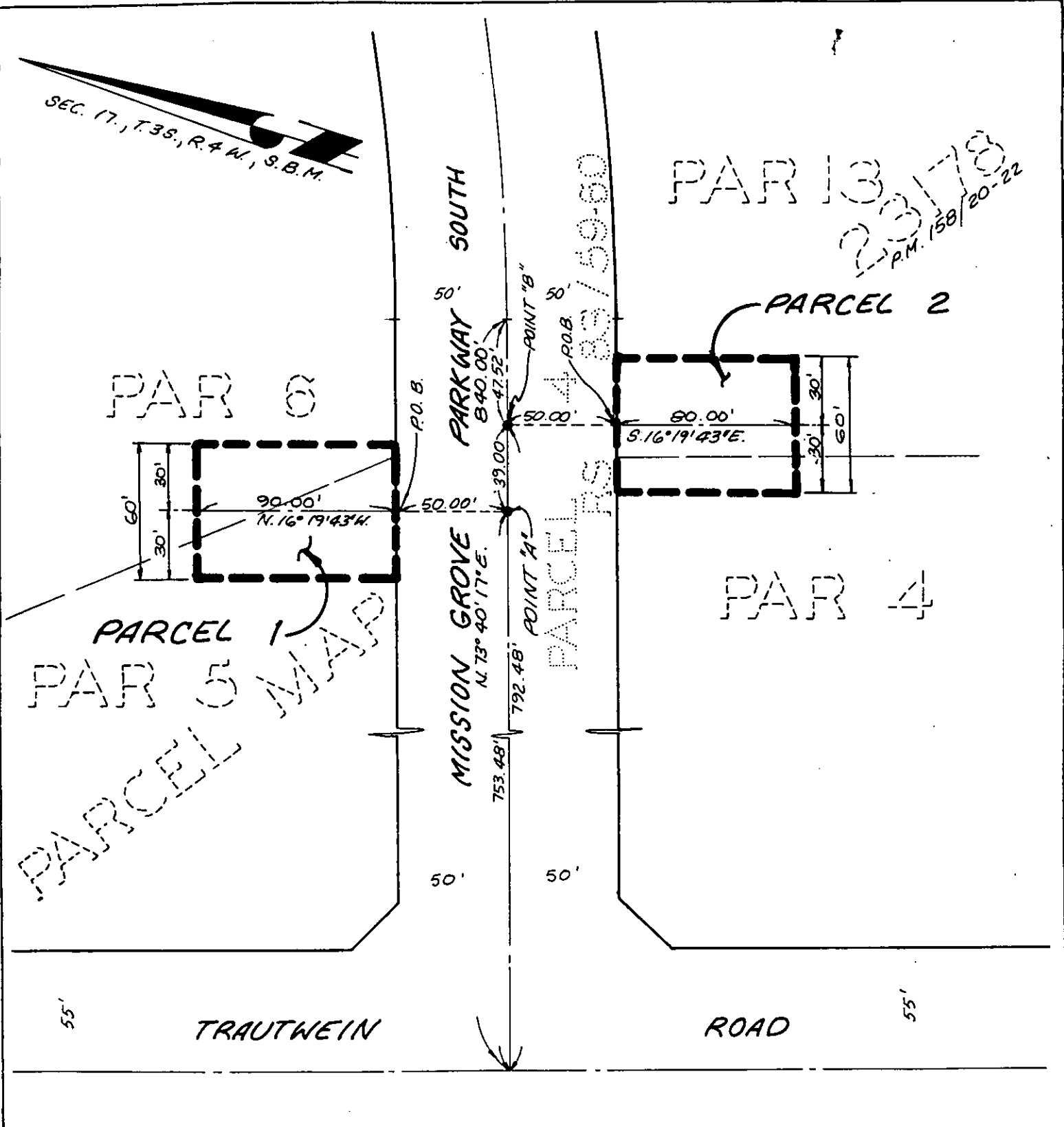


DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

Homer A. Fountaine 12/20/89
Homer A. Fountaine Date
J. F. DAVIDSON ASSOCIATES, INC.

DESCRIPTION APPROVAL 12/22/89
George P. Hutchinson by F
SURVEYOR, CITY OF RIVERSIDE

SEC. 17., T. 35., R. 4 W., S. B. M.



PAR 13
2017
P.M. 158/20-22

PARCEL 1
PAR 5
PARCEL MAP

• CITY OF RIVERSIDE, CALIFORNIA •

11.31

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 8

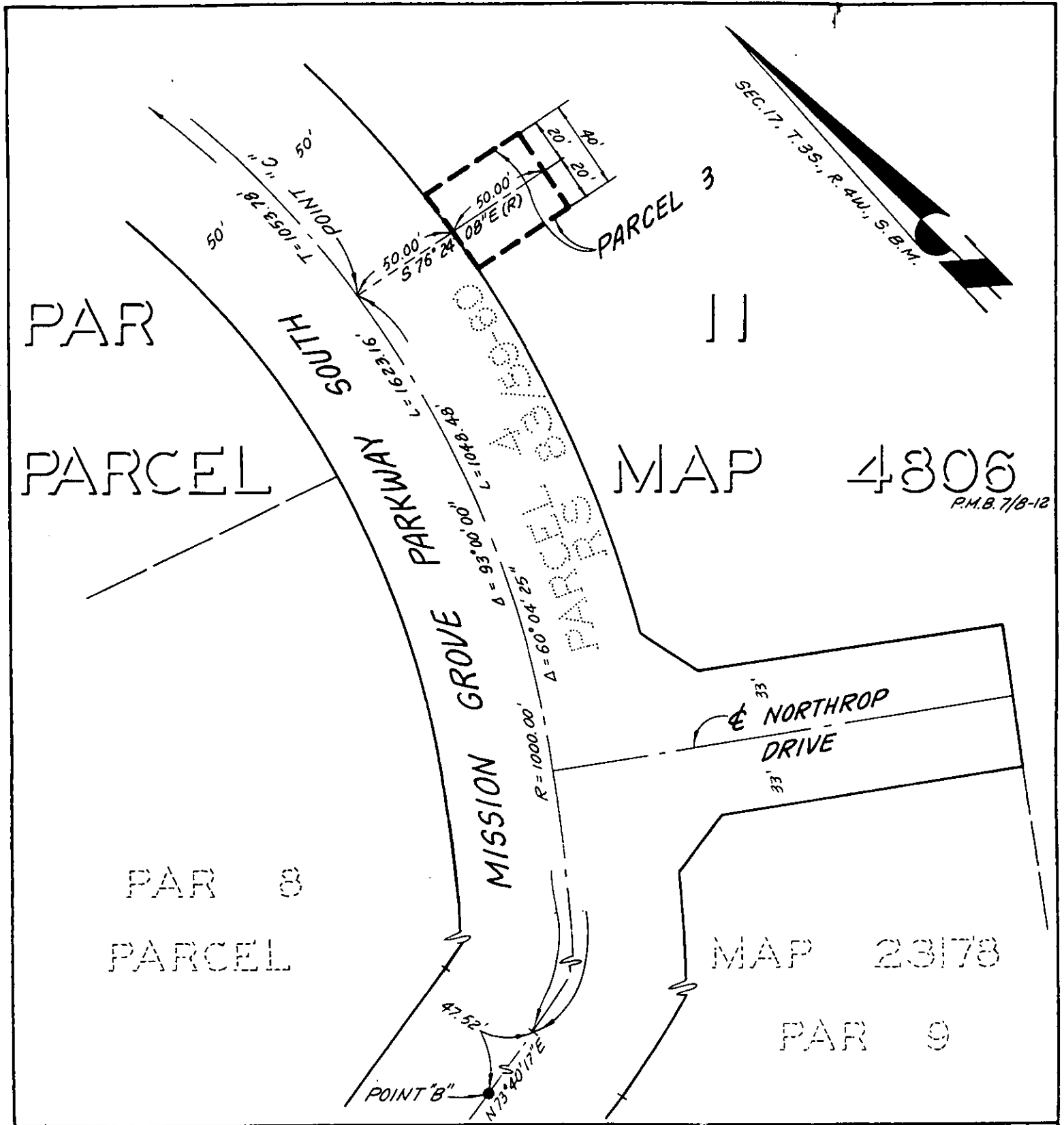
87-10164 (P)

SCALE: 1" = 60'

DRAWN BY ANG DATE 12 / 11 / 89

SUBJECT MISSION GROVE DRAINAGE EASEMENTS

17676



• 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.

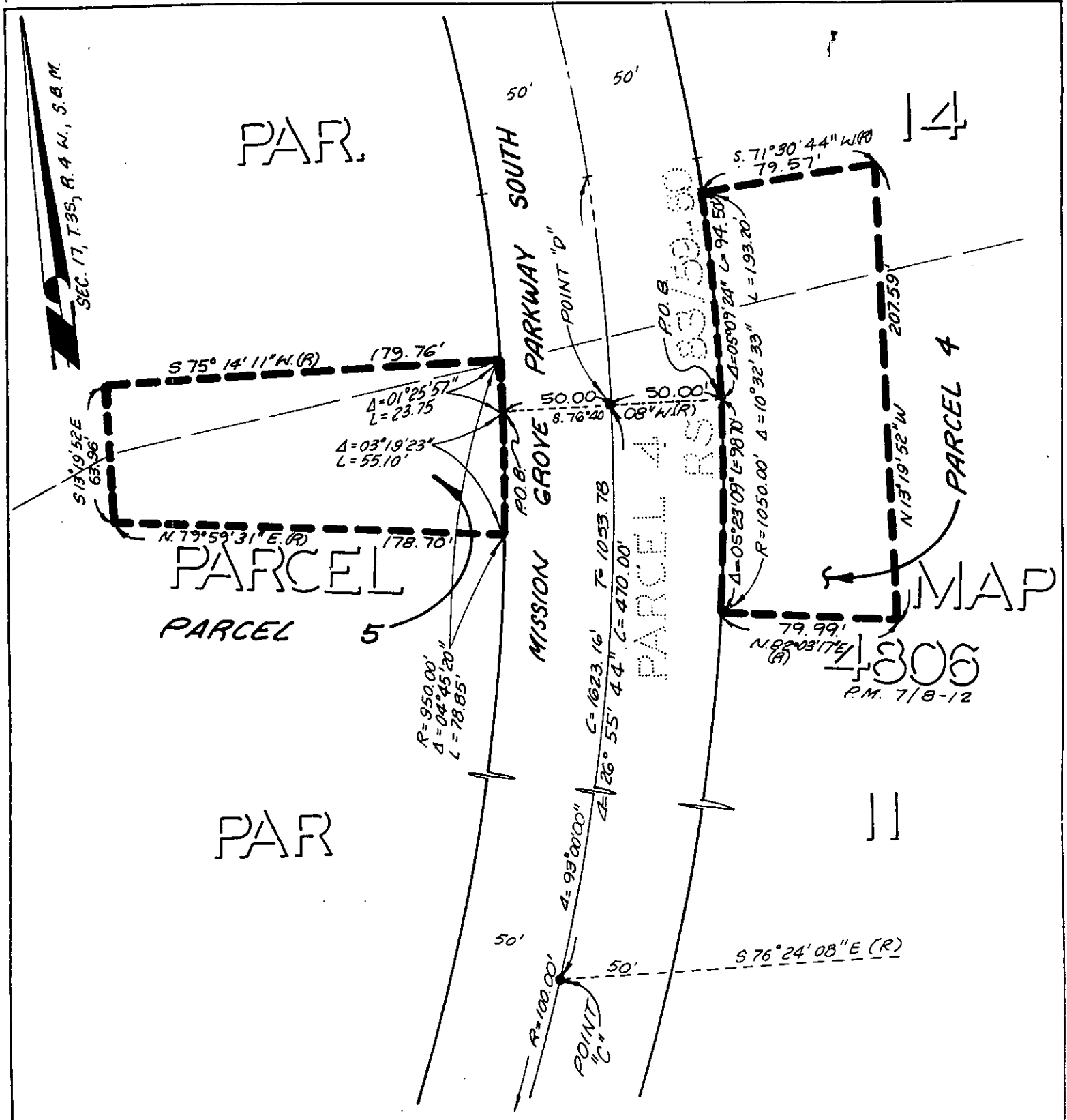
SHEET 2 OF 8

87-10164 (P)

SCALE: 1" = 60'

DRAWN BY CMC DATE 12/19/89

SUBJECT MISSION GROVE DRAINAGE EASEMENTS



• 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 <u>3</u> OF <u>8</u>	87-10164 (P)
SCALE: 1" = <u>60'</u>	DRAWN BY <u>ANG</u> DATE <u>12/13/89</u>	SUBJECT <u>MISSION GROVE DRAINAGE EASEMENTS</u>

17626



SEC. 17, T. 35., R. 4 W., S. B. M.

PAR. 15

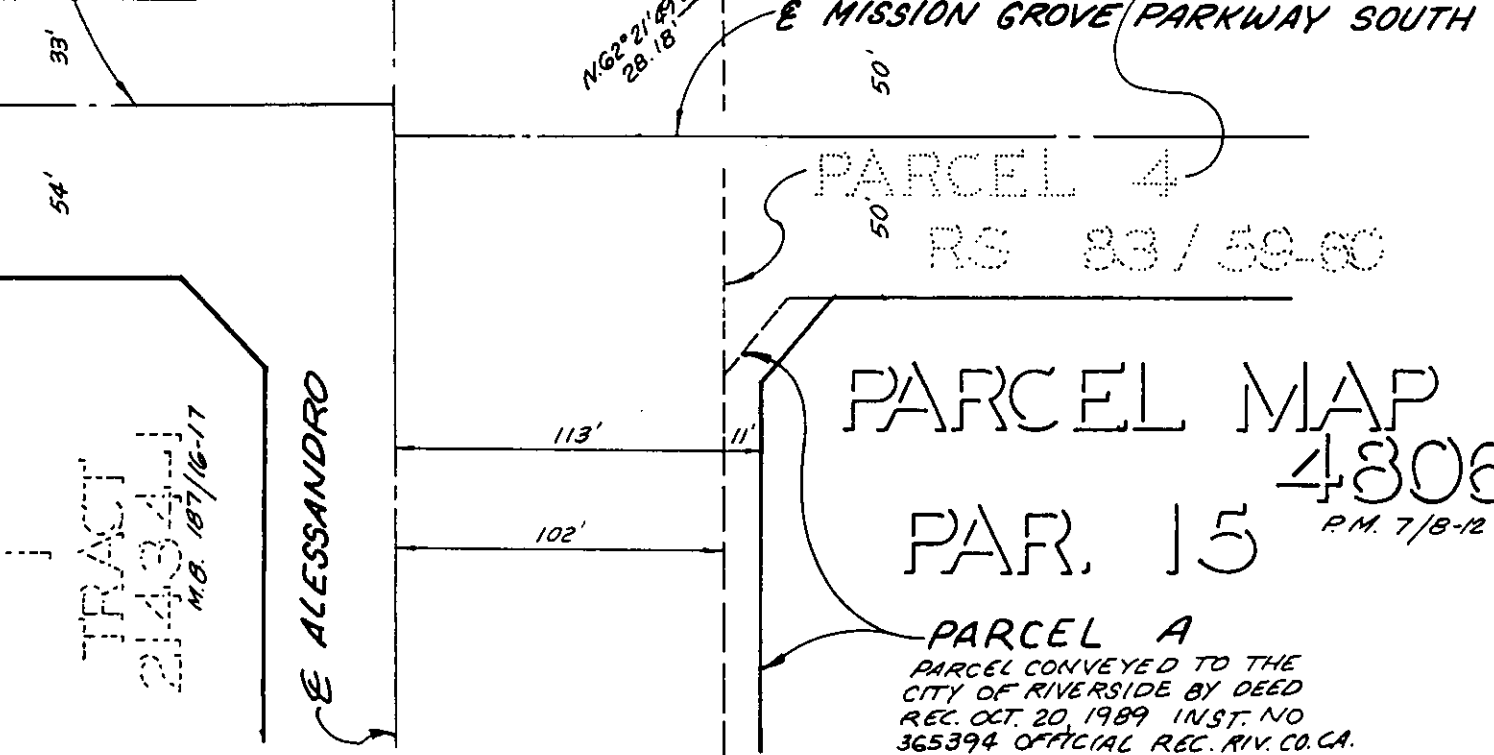
PARCEL MAP 4806
P.M. 7/8-12

PARCEL 6

MISSION GROVE PARKWAY NORTH

BLVD

ALESSANDRO



PARCEL 4
RS 83 / 59-60

PARCEL MAP 4806
PAR. 15 P.M. 7/8-12

PARCEL A
PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED REC. OCT. 20, 1989 INST. NO 365394 OFFICIAL REC. RIV. CO. CA.

• 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.

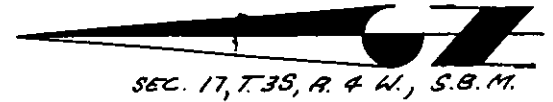
SHEET 4 OF 8

87-10164(P)

SCALE: 1" = 60'

DRAWN BY ANG DATE 12/12/89

SUBJECT MISSION GROVE DRAINAGE EASEMENTS



PARCEL MAP 4806

R.M.B. 7/8-12

PARCEL A
PARCEL CONVEYED TO THE
CITY OF RIVERSIDE BY
DEED REC. OCT. 20, 1989 AS
INST. NO. 365394 OFFICIAL
RECORDS, RIV. CO., CA.

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

BLVD.

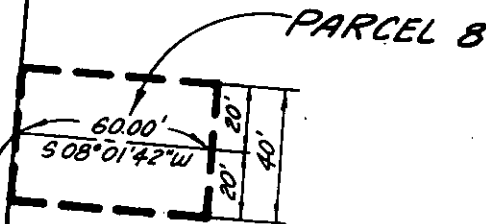
ALESSANDRO
BLK 4

E ALESSANDRO

N. 1/4
C. 1/4
SEC. 17

S 81° 58' 18" E
65.00'

N. 02° 03' 58" W. (R)



PAR. 16

PARCEL 1
RS 83/59-60

• CITY OF RIVERSIDE, CALIFORNIA •

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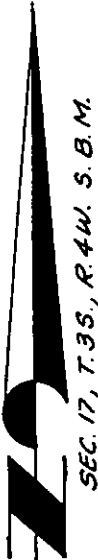
SHEET 6 OF 8

87-10164 (P)

SCALE: 1" = 60'

DRAWN BY _____ DATE 12/13/89

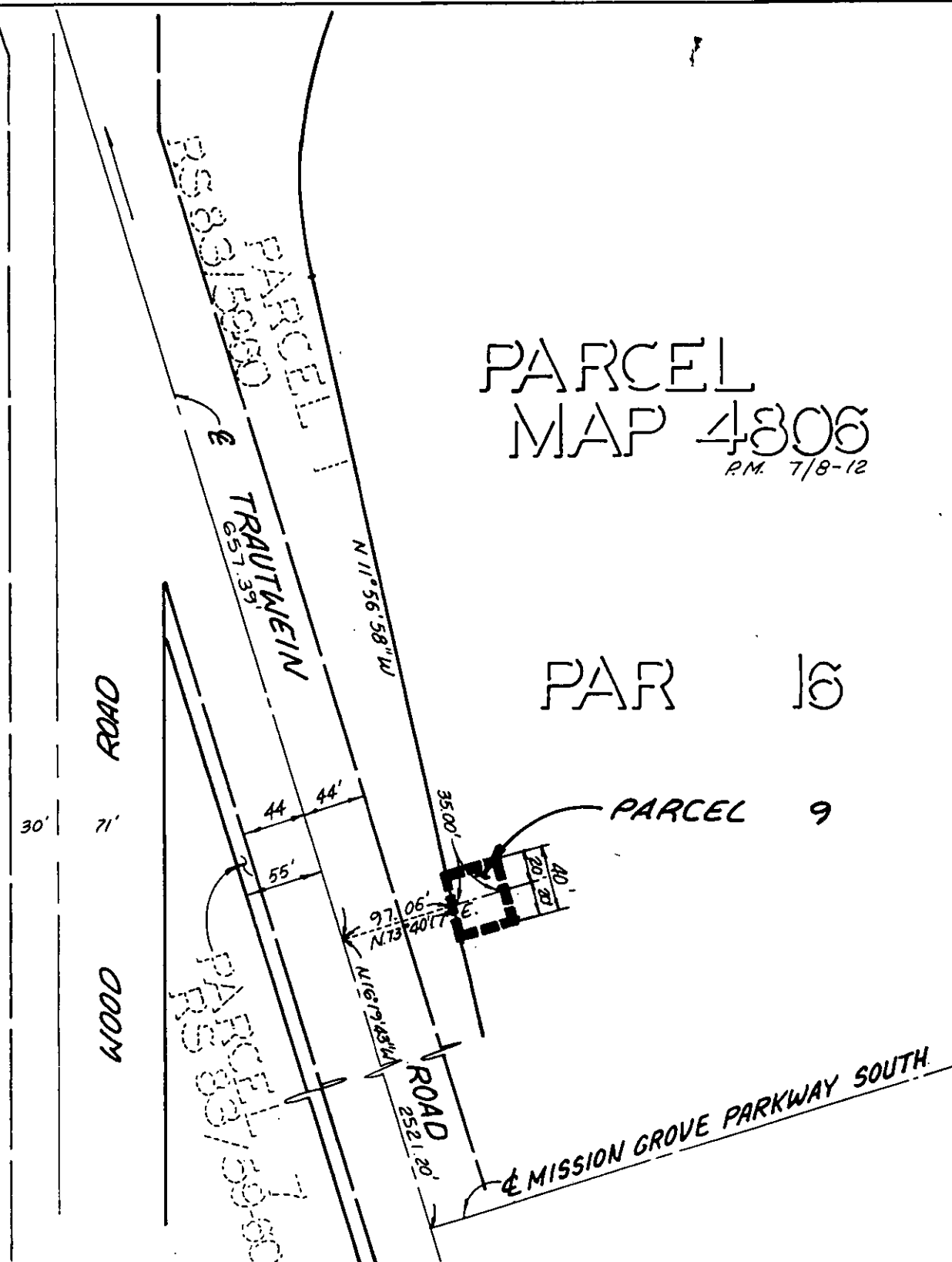
SUBJECT MISSION GROVE DRAINAGE EASEMENTS



PARCEL MAP 4806

P.M. 7/8-12

PAR 16



• CITY OF RIVERSIDE, CALIFORNIA •

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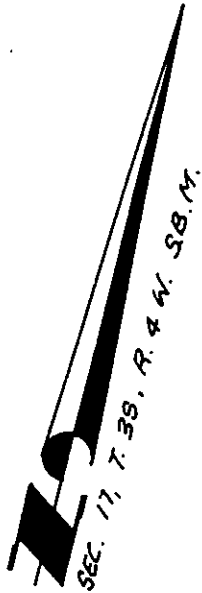
SHEET 7 OF 8

87-10164(P)

SCALE: 1" = 100'

DRAWN BY ANG DATE 12/12/89

SUBJECT MISSION GROVE DRAINAGE EASEMENTS



ROAD

E TRAUTWEIN

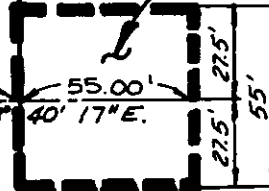
E

922.81'

N. 16° 19' 43" N.

55'

85'



PARCEL 10

PAR 3

PAR 2

PARCEL MAP 23178 P.M. 158/20-22

PARCEL MAP

E JESSE 44' LANE

44'

• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 8 OF 8

87-10164(P)

SCALE: 1" = 60'

DRAWN BY ANG DATE 12/8/09

SUBJECT MISSION GROVE DRAINAGE EASEMENTS