

409354

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)

Project: Tract 22408-1
Fair Isle Drive - offsite R/W

FOR RECORDER'S OFFICE USE ONLY

12809

GRANT OF EASEMENT

FIRST AMERICAN TRUST COMPANY, as successor trustee under that certain payment agreement recorded November 2, 1978, in Book 1978, Page 231660 of Official Records of Riverside County, California, as amended, Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation, an easement and right-of-way for public street and highway purposes, together with all rights to construct and maintain utilities, sewers, drains and other improvements consistent with the use as a public street and highway, in, under, upon, over and along that certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

A portion of the southeast quarter of Section 33, Township 2 South, Range 4 West and a portion of the northeast quarter of Section 4, Township 3 South, Range 4 West, San Bernardino Meridian, Riverside County, California, described as follows:

BEGINNING at the centerline intersection of Box Springs Boulevard and Fischer Road as shown by Record of Survey filed in Book 77 of Record of Surveys, at Pages 59 through 63, records of Riverside County, California, said beginning point being on a curve concave northeasterly having a radius of 400.00 feet, a radial bearing to said beginning point bears South 44° 51' 06" West;

THENCE South 45° 22' 01" West, a distance of 31.37 feet to the beginning of a curve concave southeasterly having a radius of 1,200.00 feet;

RECEIVED FOR RECORD
Mr. Past
M.

NOV - 7 1990

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$

THENCE southwesterly along said curve through a central angle of $01^{\circ} 20' 38''$, an arc length of 28.15 feet to the southwesterly right-of-way of Box Springs Boulevard as shown by said Record of Survey, said point being the beginning of a non-tangent curve concave northeasterly having a radius of 450.00 feet, a radial bearing to said beginning of non-tangent curve bears South $44^{\circ} 55' 22''$ West, said point being the true POINT OF BEGINNING;

THENCE (COURSE 1) southeasterly along said curve and along said right-of-way through a central angle of $06^{\circ} 22' 30''$, an arc length of 50.07 feet to the beginning of a non-tangent curve concave southeasterly having a radius of 1,150.00 feet; a radial bearing to said beginning of non-tangent curve bears North $45^{\circ} 52' 38''$ West;

THENCE (COURSE 2) southwesterly along said curve through a central angle of $21^{\circ} 02' 07''$, an arc length of 422.21 feet to a point of reverse curvature with a curve concave westerly having a radius of 150.00 feet;

THENCE (COURSE 3) southerly along said last mentioned curve through a central angle of $20^{\circ} 31' 11''$, an arc length of 53.72 feet to a point of reverse curvature with a curve concave southeasterly having a radius of 150.00 feet;

THENCE (COURSE 4) southerly along said last mentioned curve through a central angle of $21^{\circ} 04' 18''$, an arc length of 55.17 feet;

THENCE (COURSE 5) South $22^{\circ} 32' 08''$ West, a distance of 40.62 feet;

THENCE (COURSE 6) North $67^{\circ} 27' 52''$ West, a distance of 65.00 feet;

THENCE (COURSE 7) North $22^{\circ} 32' 08''$ East, a distance of 80.68 feet;

THENCE (COURSE 8) North $17^{\circ} 06' 11''$ East, a distance of 145.61 feet to the beginning of a non-tangent curve having a radius of 1,252.00 feet and being concentric with and 102.00 feet westerly from the above described Course 2, a radial bearing to said beginning of non-tangent curve bears North $63^{\circ} 21' 27''$ West;

THENCE (COURSE 9) northeasterly along said concentric curve through a central angle of $16^{\circ} 16' 27''$, an arc length of 355.61 feet;

THENCE (COURSE 10) North $06^{\circ} 24' 04''$ East, a distance of 24.99 feet to the beginning of a non-tangent curve concave northeasterly having a radius of 646.00 feet, a radial bearing to said non-tangent curve bears South $59^{\circ} 53' 08''$ West;

THENCE (COURSE 11) northwesterly along said curve through a central angle of $15^{\circ} 39' 45''$, an arc length of 176.59 feet to the southwesterly right-of-way of said Box Springs Boulevard being a point of cusp with a curve concave northeasterly having a radius of 450.00 feet; a radial line to said point of cusp bears South $75^{\circ} 32' 53''$ West;

THENCE (COURSE 12) southeasterly along said last mentioned curve and along said right-of-way through a central angle of 30° 37' 31", an arc length of 240.53 feet to the TRUE POINT OF BEGINNING.

Area: 56,168 square feet

Dated Oct. 22, 1990

FIRST AMERICAN TRUST COMPANY, as successor trustee under that certain payment agreement recorded November 2, 1978, in Book 1978, Page 231660 of Official Records of Riverside County, California, as amended.

By [Signature]

Title Vice President

By [Signature]

Title Trust Officer



DESCRIPTION APPROVAL 10/17/90
[Signature] by [Signature]
SURVEYOR, CITY OF RIVERSIDE

APPROVED AS TO FORM:
[Signature] 10/29
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 the recordation thereof by its duly authorized officer.

Dated November 7, 1990

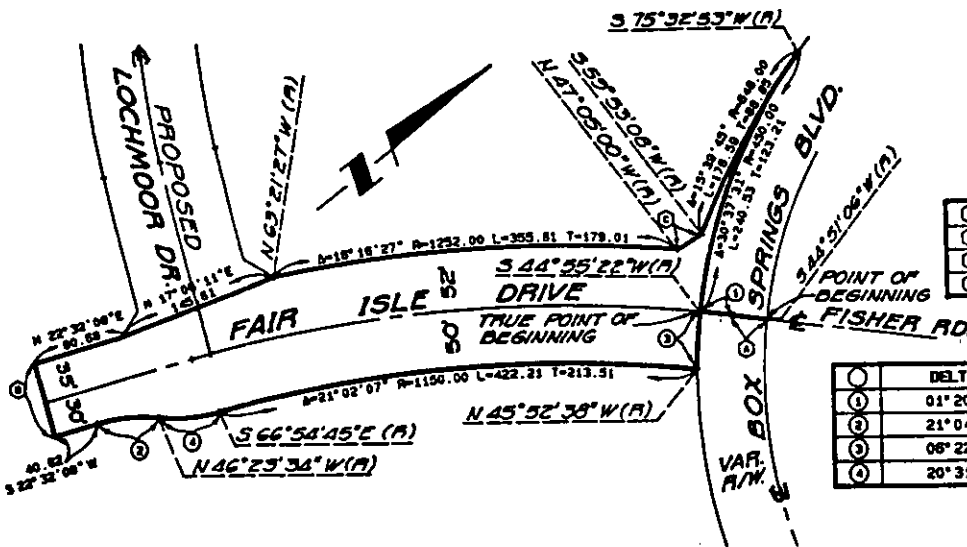
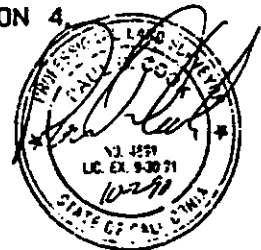
[Signature]
Real Property Service Manager
of the City of Riverside

1282u/k

[Handwritten mark]

EXHIBIT "B"

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH RANGE 4 WEST AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH RANGE 4 WEST, SAN BERNARDINO MERIDIAN RIVERSIDE COUNTY, CALIFORNIA.



LINE DATA

POINT	BEARING	DISTANCE
1	S 45° 22' 01" W	31.37
2	N 67° 27' 52" W	65.00
3	N 08° 24' 04" E	24.99

CURVE DATA

POINT	DELTA	RADIUS	LENGTH	TANGENT
1	01° 20' 38"	1200.00	28.15	14.07
2	21° 04' 18"	150.00	55.17	27.90
3	06° 22' 30"	450.00	50.07	25.06
4	20° 31' 11"	150.00	53.72	27.15

• 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

12/24-3
11-72

SCALE: 1" = N.T.S.

DRAWN BY ENG. DATE 10/15/90

SUBJECT T-22408-1 - FAIR ISLE DRIVE