

WHEN RECORDED MAIL TO:

CITY CLERK  
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: 4766 Central Avenue  
Building Permit

420797

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

NOV 16 1990

Recorded in Official Records  
of Riverside County, California

Recorder  
Fees \$  
*[Signature]*

12819

AVIGATION EASEMENT

WHEREAS TIMOTHY G. DULL and KATHERINE H. DULL, husband and wife as joint tenants, hereinafter called the "Grantors", are the owners in fee of that certain real property situated in the City of Riverside, County of Riverside, State of California, described as follows:

All that portion of the east half of the west half of the Northeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 33, Township 2 South, Range 5 West, San Bernardino Meridian, described as follows:

BEGINNING at the intersection of the southerly line of Central Avenue and the easterly line of Catalina Drive; said intersection being the northeast corner of the land described in Deed to John Grenek, Sr., by Deed recorded August 1, 1960, in Book 2742, Page 28, of Official Records of Riverside County, California, and the true POINT OF BEGINNING;

THENCE southerly along the easterly line of Catalina Drive, 113 feet to the northerly line of Lot 38 of Flory Tract No. 2, as shown by map on file in Book 32, Page 85 of Maps, records of said Riverside County;

THENCE easterly along the northerly line of said Lot 38, a distance of 78 feet to the southeast corner of the land described in deed to John Grenek, Sr., by Deed recorded October 16, 1959, as Instrument No. 88958 of Official Records of said Riverside County;

THENCE northerly along the easterly line of said last mentioned parcel of land, 113 feet to the southerly line of Central Avenue;

THENCE westerly along the southerly line of Central Avenue, 78 feet to the true POINT OF BEGINNING;

EXCEPTING THEREFROM that portion deeded to the City of Riverside by deeds recorded May 17, 1968, as Instrument No. 46651 and April 17, 1987, as Instrument No. 107034 of Official Records of said Riverside County.

hereinafter called "the Grantors' property"; and

WHEREAS the Grantors' property is located within the Airport Influence Area for the Riverside Municipal Airport operated by the City of Riverside; and

WHEREAS the Grantor have sought approval from the City of Riverside for the development of the Grantors' property by the project above-referenced; and

WHEREAS the City of Riverside has conditioned the approval of such project by requiring the granting of an avigation easement over the Grantors' property;

NOW, THEREFORE FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GRANTORS do hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, hereinafter referred to as "Grantee", its successors and assigns, for the use and benefit of the public, a perpetual easement and right of flight appurtenant to the Riverside Municipal Airport for the passage of aircraft by whomsoever owned and operated in the airspace above the surface of the Grantors' property described hereinabove, together with the right to cause in said airspace such noise, sound or shock waves, vibrations, dust, smoke, odors, fumes, fuel particles and other related conditions that may be inherent in the operation of aircraft landing at, taking off from or operating at or on the Riverside Municipal Airport. "Aircraft" is defined for the purposes of this instrument as any contrivance now known or hereinafter invented, used or designed for navigation of or flight in the air.

Grantors hereby acknowledge that the Riverside Municipal Airport is an operating airport subject to increases in the intensity of use and operation, including present and future noise, sound or shock waves, vibrations, dust, smoke, odors, fumes, and fuel particles and related conditions, and Grantors hereby fully waive, remise and release any right or cause of action which

DESCRIPTION APPROVAL 11/15/90  
Gregory P. Hutchinson by [Signature]  
SURVEYOR, CITY OF RIVERSIDE

Grantors may now or in the future have against Grantee, its successors and assigns, due to such noise, sound or shock waves, vibrations, dust, smoke, odors, fumes, fuel particles and other related conditions that may be caused by the operation of aircraft landing at or taking off from, or operating at or on the Riverside Municipal Airport. Said waiver and release shall include, but not be limited to, claims known or unknown for damages for physical or emotional injuries, discomfort, inconvenience, property damage, interference with use and enjoyment of property, diminution of property values, nuisance or inverse condemnation or for injunctive or other extraordinary or equitable relief.

Grantors, on the behalf of Grantors and the successors and assigns of Grantors, agree not to construct or permit the construction or growth of any structure, tree or other object that obstructs or interferes with the use of the rights herein granted or that creates electrical interference with radio communication between any installation at the Riverside Municipal Airport and aircraft, or to cause difficulty for pilots to distinguish between airport lights and other lights or to impair visibility in the vicinity of the Riverside Municipal Airport, or to otherwise endanger the landing, take-off, or maneuvering of aircraft on or at said Riverside Municipal Airport.

IT IS UNDERSTOOD AND AGREED that this easement and the rights and restrictions herein created shall run with the land and shall be binding upon the Grantors and the heirs, administrators, executors, successors and assigns of Grantors.

Dated

11/12/90

Timothy G. Dull  
TIMOTHY G. DULL

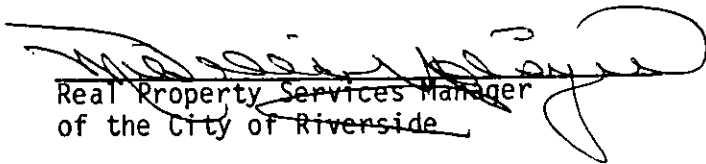
Katherine H. Dull  
KATHERINE H. DULL

X

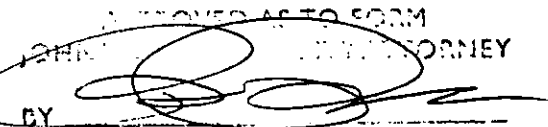
CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, 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 November 16, 1990

  
Real Property Services Manager  
of the City of Riverside

1322u/c

APPROVED AS TO FORM  
BY  ATTORNEY  
Legal Department

CENTRAL AVE.  
S 89° 27' W

25'

44'

MAY 17, 1968  
#46651 OFF. REC.

14'

①

APRIL 17, 1987 #107034 57.87'

5'

5'

58.12'

16.29'

②

33'

CATALINA DR.  
S 00° 09' 45" E

S 00° 06' 07" E

① R=28'  
Δ=46°04'53"  
L=22.52'

② R=20'  
Δ=89°36'45"  
L=31.28'

POR E 1/2 W 1/2  
NE 1/4 NW 1/4  
SE 1/4 SEC 33  
T2S R5W SBM

M.B. 2/2 S.B. CO.

33'

LOT 38

FLORY TRACT NO.2 MB 32/85 RIV.CO.



• 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

4/17

SCALE: 1" = 20'

DRAWN BY CD DATE 3/19/87

SUBJECT 4766 CENTRAL AVE - AVIG ESMT