

4981

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: Tract 25350

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

JAN 4 1991

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$

AVIGATION EASEMENT

12858

WHEREAS NEIL C. HANSEN and SANDRA K. HANSEN, 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:

Lots 1 through 12 of Tract 25350 as shown by map on file in Book 228 of Maps, at Pages 42 through 43 thereof, records of Riverside County, California.

hereinafter called "the Grantor's property"; and

WHEREAS the Grantor's property is located within the Air Installation Compatible Use Zone (AICUZ) for March Air Force Base, operated by the Department of Defense of the United States of America, and within the flight path of aircraft operating from said Air Force Base; and

WHEREAS the Grantors have sought approval from the City of Riverside for the development of the Grantor's 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 Grantor's 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, including,

DESCRIPTION APPROVAL 10/23/90
Surveyor P. J. ... by WF
SURVEYOR, CITY OF RIVERSIDE

but not limited to, the United States Armed Forces, a perpetual easement and right of flight for the passage of aircraft by whomsoever owned and operated in the airspace above the surface of the Grantor's 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. "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.


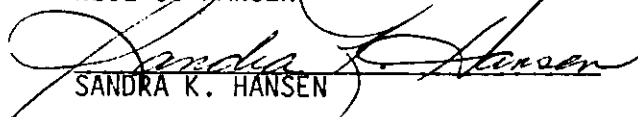
Grantors hereby acknowledge that March Air Force Base is an operating airport subject to increases in the intensity of use and operation, including present and future noise, sound or shock waves, vibrations, dust, smoke, odors, fumes, and fuel particles and related conditions, and Grantors hereby fully waive, remise and release any right or cause of action which 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 March Air Force Base or other airport or air facility which is or may be located at or near the site of said March Air Force Base. 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 Grantor, 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 March Air Force Base and aircraft, or to cause difficulty for pilots to distinguish between airport lights and other lights or to impair visibility in the vicinity of March Air Force Base, or to otherwise endanger the landing, take-off, or maneuvering of aircraft on or at said March Air Force Base.

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.

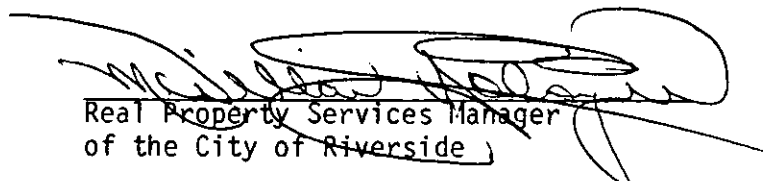
Dated 10/30/90


NEIL C. HANSEN

SANDRA K. HANSEN

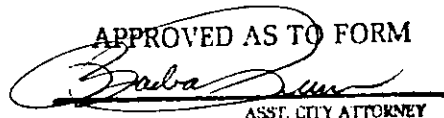
CONSENT TO RECORDATION

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 Oct. 30, 1990


Real Property Services Manager
of the City of Riverside

1314u/c

APPROVED AS TO FORM

ASST. CITY ATTORNEY

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

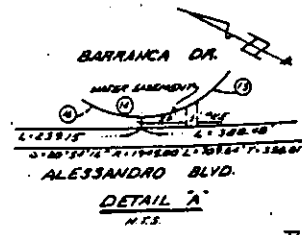
TRACT NO. 25350

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF SOUTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 W, SAN BERNARDINO BASE AND MERIDIAN.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

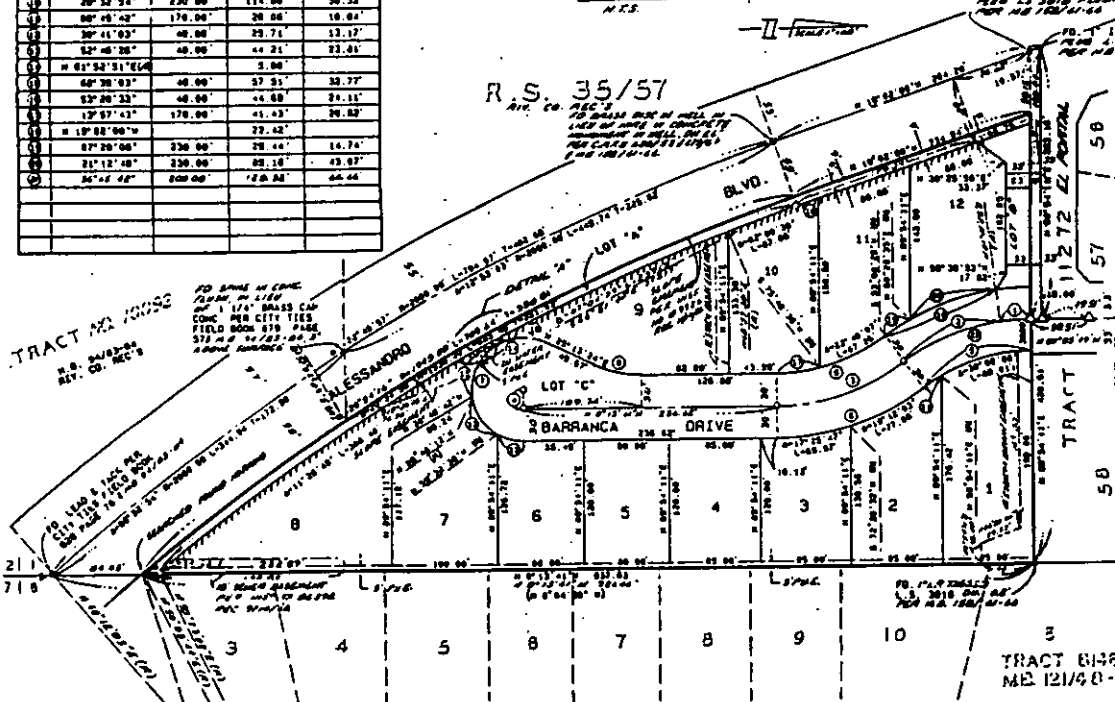
MARCH, 1990

DATA				
NO.	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	80° 12' 46"	200.00	29.87	14.36
2	20° 32' 34"	200.00	99.83	96.88
3	20° 37' 56"	200.00	127.80	98.29
4	H 00° 44' 18"E		18.00	
5	30° 45' 42"	170.00	108.87	58.49
6	20° 37' 56"	230.00	147.84	78.13
7	20° 27' 03"	48.00	178.12	
8	25° 27' 03"	163.00	15.75	23.88
9	30° 37' 56"	178.00	108.89	58.27
10	20° 37' 56"	230.00	114.80	58.52
11	80° 45' 42"	170.00	28.88	16.84
12	30° 41' 03"	48.00	25.71	13.17
13	52° 48' 38"	48.00	44.21	23.81
14	H 01° 52' 51"E		5.80	
15	60° 38' 03"	48.00	57.51	38.77
16	52° 20' 32"	48.00	44.68	28.11
17	12° 57' 43"	170.00	41.43	26.82
18	H 19° 02' 00"W		22.42	
19	87° 29' 00"	230.00	28.44	14.74
20	21° 12' 48"	230.00	88.10	43.97
21	34° 45' 48"	200.00	128.88	64.44



DETAIL 'A'
N.T.S.

R.S. 35/57
REV. CO. REC'S



SURVEYOR'S NOTES:

1. THE BASIS OF BEARINGS IS THE CENTERLINE OF ALESSANDRO BLVD., TAKEN AS NORTH 19° 02' 00" WEST AS SHOWN ON MAP OF TRACT NO. 11172 ON FILE IN BOOK 158/81-88 OF MAPS THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ○ INDICATES SET 1" IRON PIPE TARGETED L.S. 51 PLUMB SPINDLE OTHERWISE NOTED.
3. ◉ INDICATES FOUND MONUMENT AS NOTED.
4. SET 1" IRON PIPE TARGETED L.S. 5229 PLUMB AT NEAR LOT CORNERS, CORNER OUTRACERS, AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
5. SET 1" "BURN" PIPE STUDS TARGETED L.S. 5229 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
6. JALLA INDICATES VEHICULAR AND PEDESTRIAN ACCESS MAINTAINED IN AREAS ALONG ALESSANDRO BLVD.
7. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
8. SET NAIL AND TAG L.S. 5229 UP 30" ON INSIDE FACE OF BLOCKWALL IN LIEU OF 1" IRON PIPE AT NEAR LOT CORNERS FOR LOTS 4 THROUGH 10, INCLUSIVE.
9. THIS TRACT CONTAINS 4799 ACRES GROSS.
10. I I INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER TRACT 2121 R.S. 40/50-61 RECORDS OF RIVERSIDE COUNTY.
11. Δ MONUMENTS 1" IP WITH PLASTIC PLUMB STAMPED L.S. 5210 PLUMB TO BE SET PER MAP 128/21-24, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

• 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

5/17/90

SCALE: 1" = 40'

DRAWN BY WF DATE 10/22/90

SUBJECT T-25350