

283713

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  
AT 8:30 O'CLOCK

AUG 16 1991

Recorded in Official Records  
of Riverside County, California

Recorder  
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: PM 23114  
Traffic Signal Easements

13040

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RIVERSIDE CALIFORNIA ASSOCIATES, a New York general partnership, 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 traffic signal and related electrical facilities, together with all necessary appurtenances, 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:

Parcel 1

That portion of Lot 4 in Block 27 of the LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, as shown by map on file in Book 1 of Maps, at Page 70 thereof, records of San Bernardino County, California, described as follows:

COMMENCING at the centerline intersection of Magnolia Avenue and Tyler Street;

THENCE North 56° 00' 00" East, along the centerline of said Magnolia Avenue, a distance of 469.95 feet;

THENCE South 34° 00' 00" East, a distance of 66.00 feet;

THENCE North 56° 00' 00" East, a distance of 63.00 feet to the most northerly corner of that certain easement for inductive loop type traffic detectors, traffic signal standards, electrical conduits and pullboxes, conveyed to the City of Riverside as Parcel I of Easement recorded June 25, 1971, as Instrument No. 69207, of Official Records of Riverside County, California;

THENCE South 34° 00' 00" East, along the most northeasterly line of said Parcel I, a distance of 11.00 feet to an angle point therein;

THENCE South 56° 00' 00" West, along the southeasterly boundary of said Parcel I, a distance of 5.00 feet to the POINT OF BEGINNING;

THENCE continuing South 56° 00' 00" West, along said southeasterly boundary, a distance of 25.00 feet to an angle point therein;

THENCE South 34° 00' 00" East, along the northeasterly boundary of said Parcel I, a distance of 15.00 feet to a point herein after referred to as Point "A";

THENCE North 56° 00' 00" East, a distance of 25.00 feet;

THENCE North 34° 00' 00" West, a distance of 15.00 to the POINT OF BEGINNING.

Area - 375 square feet.

Parcel 2

That portion of Lot 4 in Block 27 of the LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, as shown by map on file in Book 1 of Maps, at Page 70 thereof, records of San Bernardino County, California, described as follows:

COMMENCING at Point "A" hereinabove described;

THENCE South 34° 00' 00" East, along the northeasterly boundary of that certain easement for inductive loop type traffic detectors, traffic signal standards, electrical conduits and pullboxes, conveyed to the City of Riverside as Parcel I of Easement recorded June 25, 1971, as Instrument No. 69207 of Official Records of Riverside County, California, a distance of 23.00 feet to the most easterly corner thereof; said corner being the POINT OF BEGINNING;

THENCE South 56° 00' 00" West, along the southeasterly boundary of said Parcel I, a distance of 33.00 feet to an angle point therein; said point being hereinafter referred to as Point "B";

THENCE South 34° 00' 00" East, a distance of 10.00 feet;

THENCE North 56° 00' 00" East, a distance of 33.00 feet;

THENCE North 34° 00' 00" West, a distance 10.00 feet to said POINT OF BEGINNING.

Area - 330 square feet.

Parcel 3

That portion of Lot 4 in Block 27 of the LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, as shown by map on file in Book 1 of Maps, at Page 70 thereof, records of San Bernardino County, California, described as follows:

COMMENCING at said Point "E", herein above described;

THENCE North 34° 00' 00" West, along the southwesterly boundary of that certain easement for inductive loop type traffic detectors, traffic signal standards, electrical conduits and pullboxes conveyed to the City of Riverside as Parcel I by Easement recorded June 25, 1971, as Instrument No. 69207 of Official Records of Riverside County, California, a distance of 33.00 feet to the POINT OF BEGINNING;

THENCE continuing North 34° 00' 00" West, along said southwesterly boundary, a distance of 10.00 feet to an angle point therein;

THENCE South 56° 00' 00" West, along the southeasterly boundary of said Parcel I, a distance of 45.00 feet;

THENCE South 34° 00' 00" East, a distance of 10.00 feet;

THENCE North 56° 00' 00" East, a distance of 45.00 feet to said POINT OF BEGINNING;

EXCEPTING THEREFROM any portion of the above described parcel lying northwesterly of a line parallel with and distant 11.00 feet southeasterly, as measured at right angles, from the northwesterly line of said Lot 4.

Area - 225 square feet.

Parcel 4

That portion of Lot 3 in Block 27 of the LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, as shown by map on file in Book 1 of Maps, at Page 70 thereof, records of San Bernardino County, California, described as follows:

COMMENCING at the centerline intersection of Magnolia Avenue and Tyler Street;

THENCE North 56° 00' 00" East, along the centerline of said Magnolia Avenue, a distance of 822.55 feet;

THENCE South 34° 00' 00" East a distance of 66.00 feet;

THENCE North 56° 00' 00" East, a distance of 53.00 feet to the most northerly corner of that certain easement for inductive loop type traffic detectors, traffic signal standards, electrical conduits and pullboxes conveyed to the City of Riverside as Parcel II of Easement recorded June 25, 1971, as Instrument No. 69207 of Official Records of Riverside County, California;

THENCE South 34° 00' 00" East, along the most northeasterly line of said Parcel II, a distance of 14.00 feet to an angle point therein;

THENCE South 56° 00' 00" West, along the southeasterly boundary of said Parcel II, a distance of 15.00 feet to the POINT OF BEGINNING;

THENCE continuing South 56° 00' 00" West, along said southeasterly boundary, a distance of 15.00 feet to an angle point therein;

THENCE South 34° 00' 00" East, along the northeasterly boundary of said Easement, a distance of 10.00 feet to a point herein after referred to as Point "C".

THENCE North 56° 00' 00" East, a distance of 15.00 feet;

THENCE North 34° 00' 00" West, a distance of 10.00 feet to said POINT OF BEGINNING.

Area - 150 square feet.

Parcel 5

That portion of Lot 3 in Block 27 of the LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, as shown by map on file in Book 1 of Maps, at Page 70 thereof, records of San Bernardino County, California, described as follows:

COMMENCING at Point "C" herein above described;

THENCE South 34° 00' 00" East, along the northeasterly boundary of that certain easement for inductive loop type traffic detectors, traffic signal standards, electrical conduits and pullboxes, conveyed to the City of Riverside as Parcel II of Easement recorded June 25, 1971, as Instrument No. 69207 of Official Records of Riverside County, California, a distance of 16.00 feet to the most easterly corner thereof; said corner being the POINT OF BEGINNING;

THENCE South 56° 00' 00" West, along the southeasterly line of said Parcel II, a distance of 23.00 feet to an angle point therein;

THENCE South 34° 00' 00" East, a distance of 10.00 feet;

THENCE North 56° 00' 00" East, a distance of 23.00 feet;

THENCE North 34° 00' 00" West, a distance of 10.00 feet to said POINT OF BEGINNING.

Area - 230 square feet.

Parcel 6

That portion of Lot 4 in Block 27 of the LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, as shown by map on file in Book 1 of Maps, at Page 70 thereof, records of San Bernardino County, California, described as follows:

COMMENCING at centerline intersection of Magnolia Avenue and Tyler Street;

THENCE South 34° 00' 00" East, along the centerline of said Tyler Street, a distance of 658.06 feet;

North 56° 00' 00" East, a distance of 55.00 feet to a point in the northeasterly line of said Tyler Street; said point herein after being referred to as Point "D";

THENCE North 34° 00' 00" West, along said northeasterly line, a distance of 35.00 feet to the most westerly corner of that certain easement for inductive loop type traffic detectors, traffic signal standards, electrical conduits and pullboxes, conveyed to the City of Riverside as Parcel III of Easement recorded June 25, 1971, as Instrument No. 69207 of Official Records of Riverside County, California; said corner being the POINT OF BEGINNING;

THENCE North 56° 00' 00" East, along the most northwesterly line of said Parcel III, a distance of 10.00 feet to an angle point therein;

THENCE South 34° 00' 00" East, along the northeasterly boundary of said Parcel III, a distance of 10.00 feet to an angle point therein;

THENCE North 56° 00' 00" East, along the northwesterly boundary of said boundary of said Parcel III, a distance of 33.00 feet to an angle point therein;

THENCE South 34° 00' 00" East, along the most northeasterly line of said Parcel III, a distance of 25.00 feet to an angle point therein;

THENCE North 56° 00' 00" East, a distance of 10.00 feet;

THENCE North 34° 00' 00" West, a distance of 35.00 feet;

THENCE South 56° 00' 00" West, a distance of 30.00 feet;

THENCE North 34° 00' 00" West, a distance of 25.00 feet;

THENCE South 56° 00' 00" West, a distance of 23.00 feet to the northeasterly line of said Tyler Street;

THENCE South 34° 00' 00" East, along said northeasterly line of Tyler Street, a distance of 25.00 feet to said POINT OF BEGINNING.

Area - 1255 square feet.

Parcel 7

That portion of Lot 4 in Block 27 of the LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, as shown by map on file in Book 1 of Maps, at Page 70 thereof, records of San Bernardino County, California, described as follows:

283713

COMMENCING at Point "D", hereinabove described;

THENCE South 34° 00' 00" East, along the northeasterly line of said Tyler Street, a distance of 35.00 feet to the most southerly corner of that certain easement for inductive loop type traffic detectors, traffic signal standards, electrical conduits and pullboxes, conveyed to the City of Riverside as Parcel III of Easement recorded June 25, 1971, as Instrument No. 69207 of Official Records of Riverside County, California, said corner being the POINT OF BEGINNING;

THENCE continuing South 34° 00' 00" East, along said northeasterly line of Tyler Street, a distance of 10.00 feet;

THENCE North 56° 00' 00" East, a distance of 10.00 feet;

THENCE North 34° 00' 00" West, a distance of 10.00 feet to the most southeasterly line of said Parcel III;

THENCE South 56° 00' 00" West, along said southeasterly line, a distance of 10.00 feet to said POINT OF BEGINNING.

EXCEPTING therefrom the southeasterly 4.71 feet of the above described parcel; said southeasterly 4.71 feet lying within Parcel 1 of Parcel Map 23114, on file in Book 169 of Parcel Maps, at Pages 74 through 82 thereof, records of said Riverside County.

Area - 52.9 square feet.

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 real 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 traffic signal and related electrical facilities.

283713

Dated 8-9-91

RIVERSIDE CALIFORNIA ASSOCIATES, a New York general partnership

By Marvin M Reiss

Title PARTNER

By Linda Heffner

Title PARTNER



DESCRIPTION APPROVAL 7/2/91  
George P. Hutchinsin by [Signature]  
SURVEYOR, CITY OF RIVERSIDE

APPROVED AS TO FORM

[Signature]  
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 recordation thereof by its duly authorized officer.

Dated Aug. 16, 1991

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

STATE OF CALIFORNIA New York  
COUNTY OF New York } ss.

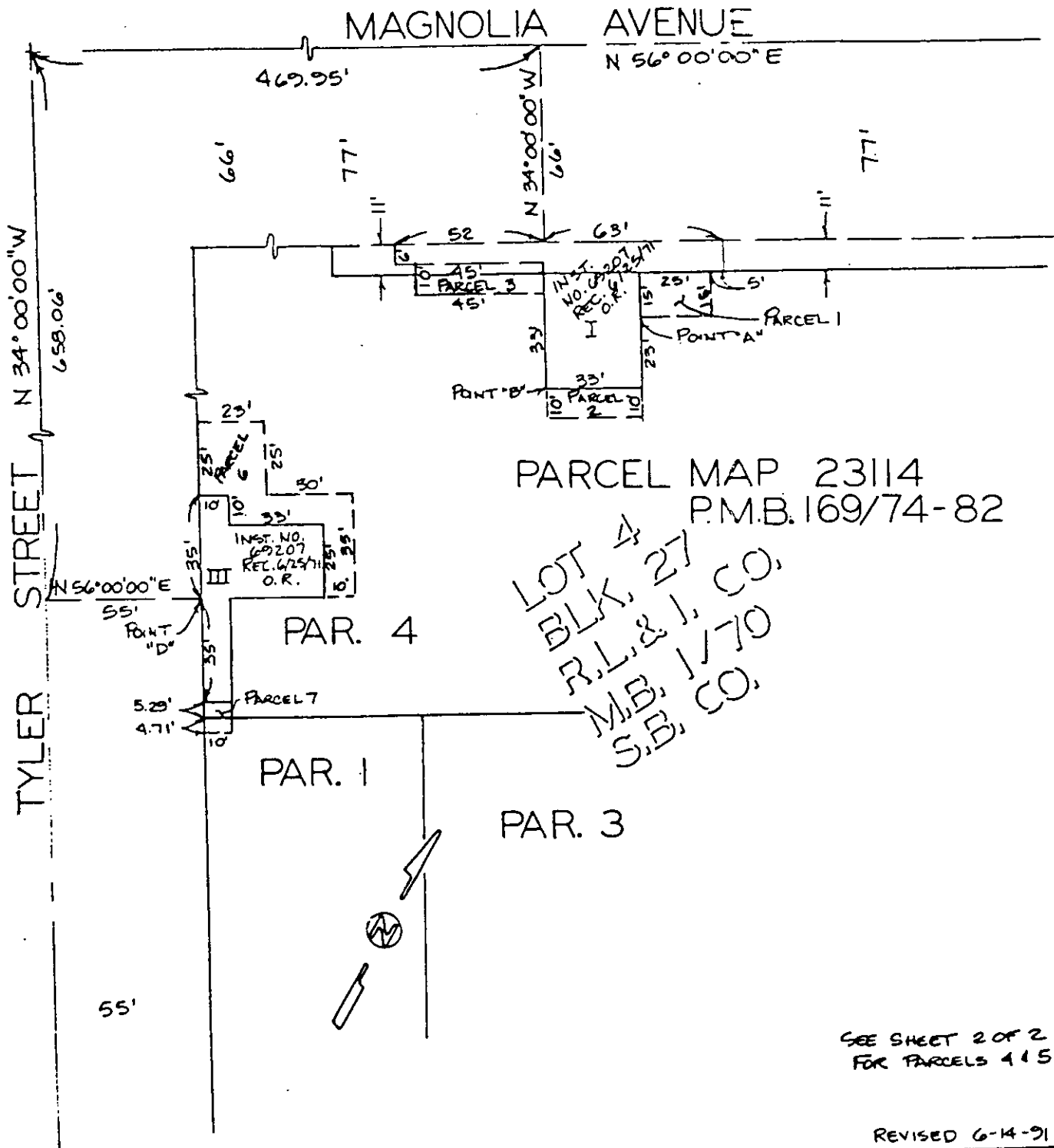
On this NINTH day of AUGUST, in the year 1991, before me, the undersigned, a Notary Public in and for said State, personally appeared MARVIN M. REISS AND LINDA HEFFNER

EDWIN HIRSCHBERG  
NOTARY PUBLIC, State of New York  
No. 31-6912125  
Qualified in New York County  
Commission Expires Aug 31, 1992

\_\_\_\_\_, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument on behalf of the \_\_\_\_\_ Partnership named therein, and acknowledged to me that the \_\_\_\_\_ Partnership executed it.

WITNESS my hand and official seal.

[Signature]  
Notary Public in and for said State.



PARCEL MAP 23114  
P.M.B. 169/74-82

LOT 4  
BLK. 27  
R.L. & I. CO.  
M.B. 1/70  
S.B. CO.

SEE SHEET 2 OF 2  
FOR PARCELS 4 & 5

REVISED 6-14-91

• 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>1</u> OF <u>2</u>	5/21
SCALE: 1" = 50'	DRAWN BY <u>D.A.</u> DATE <u>2/14/91</u>	SUBJECT <u>C.F.D. 90-2 - TRAFFIC SIGNAL EASEMENT</u>



MAGNOLIA AVENUE N 56°00'00"E

822.55'

66'

77'

N 34°00'00"W

66'

77'

52'

53'

INST # 69207  
REC. 6/25/71

O.R.

II

25'

15'

10'

10'

10'

PARCEL 4

POINT "C"

PARCEL 5

PARCEL MAP 23114  
P.M.B.169/74-82

TYLER STREET N 34°00'00"W

55'

RS, 44/78

PAR. 4

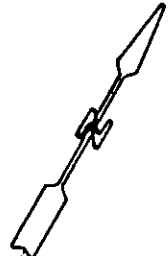
LOT 7

LOT 3  
BLK. 27  
M.B. & I.  
S.B. CO.  
1/10 CO.

PAR. 5

PAR. 6

55'



• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 2 OF 2

5/21

SCALE: 1" = 50'

DRAWN BY DA DATE 2/14/91

SUBJECT C.F.D. 90-2 - TRAFFIC SIGNAL EASEMENT