

*orig
to Feidiz
NB*

352331

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

RECEIVED FOR RECORD
Min. Past 1 o'clock P.M.

OCT 10 1991

Recorded in Official Records
of Riverside County, California
W. J. Blundy
Recorder
Fees \$ *A*

FREE RECORDING
This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code 6103)

FOR RECORDER'S OFFICE USE ONLY

Project: TRACT 25390

13085

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ~~TAN DEMING,~~
~~a married man, as to an undivided 1/2 interest,~~ ^{cu} and CHRISTIAN DEMING, a single
woman, ~~as to an undivided 1/2 interest,~~ ^{id} as Grantors, ^{et} 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
storm drain and access road facilities, together with all necessary
appurtenances, in, under, upon, over and along that certain real property as
described in Exhibit "A" attached hereto and incorporated herein by this
reference, located in the City of Riverside, County of Riverside, State of
California.

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 storm drain and access road facilities.

Dated Sept. 16, 1991

~~IAN DEMING~~

Christian Deming
CHRISTIAN DEMING

~~I, _____, spouse of Ian Deming, join in the above conveyance and hereby waive any further requirement to join in the execution of any document required for this transaction, and further agree to execute a quitclaim deed of any interest I may have, if requested by the City of Riverside.~~

~~Dated: _____~~

APPROVED AS TO FORM
John Wood
CITY CLERK

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 Sept. 25, 1991

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

1768u/b

EXHIBIT "A"

352331

That portion of the west half of the Southeast quarter of Section 1, Township 3 South, Range 5 West, San Bernardino Meridian, being a portion of Parcel 1 of Record of Survey, as shown by map on file in Book 24 of Records of Survey, at page 57 thereof, Records of Riverside County, California, described as follows:

Commencing at the northwest corner of Lot 40 of Tract No. 25390 as shown by map on file in Book 234 of Maps, at page 97 through 103 inclusive thereof, Records of Riverside County, California;

Thence South $00^{\circ} 14' 48''$ East along the west line of said Lot 40, a distance 67.57 feet for the TRUE POINT OF BEGINNING;

Thence continuing South $00^{\circ} 14' 48''$ East along said west line, a distance of 15.67 feet to a point in a non-tangent curve, concave to the north, having a radius of 51.00 feet, the radial line at said point bears South $34^{\circ} 13' 09''$ East;

Thence westerly along said curve, to the right, through a central angle of $48^{\circ} 01' 27''$, an arc distance of 42.75 feet to a point therein, the radial line at said point bears South $13^{\circ} 48' 18''$ West;

Thence South $13^{\circ} 18' 41''$ East, a distance of 146.90 feet to a point in the northerly right-of-way of Old Bridge Road of Tract No. 21156 as shown by map on file in Book 185 of Maps at pages 8, 9 and 10 thereof, Records of Riverside County, California;

Thence North $89^{\circ} 40' 09''$ West along said northerly right-of-way, a distance of 12.35 feet to a point therein;

Thence North $13^{\circ} 18' 41''$ West, a distance of 152.49 feet;

Thence North $61^{\circ} 32' 59''$ West, a distance of 59.59 feet;

Thence North $28^{\circ} 27' 01''$ East, a distance of 12.00 feet;

Thence South $61^{\circ} 32' 59''$ East, a distance of 61.30 feet to the beginning of a tangent curve, concave to the north, having a radius of 39.00 feet;

Thence easterly along said curve, to the left, through a central angle of 75° 38' 41", arc distance of 51.49 feet to the true point of beginning, the radial line at said point bears South 47° 11' 40" East.

PREPARED UNDER MY SUPERVISION:

Matthew E. Webb
Matthew E. Webb, L.S. 5529

8/7/91
Date

Prepared by: BJH
Checked by: AM

DESCRIPTION APPROVAL 8/28/91
George P. Hutchinson by WF
SURVEYOR, CITY OF RIVERSIDE

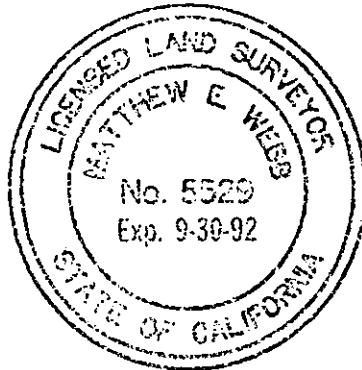


EXHIBIT "B"

352331

28

27

42

TRACT

41

NO.

29

25390

SUNBEAM DRIVE

30

M.B.

40

P.O.C.

T.P.O.B.

OLD BRIDGE ROAD

31

N 28° 27' 01" E
12.00

Δ=75° 38' 41"
R=39.00
L=51.49
T=30.28

N 0° 14' 48" W
67.57

S 47° 11' 40" E (R)

N 0° 14' 48" W
15.67

S 34° 13' 09" E (R)

Δ=48° 01' 27"
R=51.00
L=42.75
T=22.72

N 13° 18' 41" W
152.49

N 13° 18' 41" W
169.00

N 89° 40' 09" W
12.35



TR. 21156
M.B. 1897B-10

CITY OF RIVERSIDE

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

89-301

SCALE: 1" = 60

DRAWN BY SJH DATE 7/25/91

SUBJECT: STORM DRAIN EASEMENT

5/74-1

PLAT-S.D. EASE. ADJ. TO LOT 40 - 143 [0, 81] PF: 89301 707 25-JUL-91 01: 47 PM / 89-301-1

13085