

123

When recorded mail to:

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

RECEIVED FOR RECORD
AT 11:00 O'CLOCK

JUN 26 1992

Recorded in Official Records
of Riverside County, California

Wick
Recorder
Fees \$

237766

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: PMW-10-912

1330

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
SPECTRUM ASSOCIATES NO. 1, a California 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 sidewalk and
landscaping, 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

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purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said sidewalk and landscaping.

Dated 5/29/92

SPECTRUM ASSOCIATES NO. 1,
a California General Partnership

By: Jay C. Self, General Partner

By: Mark A. Thompson, General Partner

APPROVED AS TO FORM

Clarice Tunney
ASSL 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 June 26, 1992

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

PMW10912.e

EXHIBIT "A"

PARCEL "A" (3' Easement for Public Landscape and Sidewalks)

Those portions of Parcels 28, 39, 73 and 79 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the southwest corner of Parcel 50 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California;

Thence North $00^{\circ} 09' 42''$ East along the west line of said Parcel 50, a distance of 3.00 feet to a point in a non-tangent curve, concave to the east, having a radius of 63.00 feet, the radial line at said point bears South $00^{\circ} 33' 43''$ West;

Thence westerly, southerly and easterly along said curve, to the left, through a central angle of $217^{\circ} 55' 55''$, an arc distance of 239.63 feet to the end thereof;

Thence North $51^{\circ} 30' 22''$ East, a distance of 59.15 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 49.24 feet;

Thence northeasterly along said curve, to the right, through a central angle of $37^{\circ} 53' 45''$, an arc distance of 32.57 feet to the end thereof, said end being in a line parallel with and distant southerly 3.00 feet, measured at a right angle, from the north line of said Parcel 39;

Thence North $89^{\circ} 24' 07''$ East along said parallel line, a distance of 1006.32 feet to the beginning of a tangent curve, concave to the north, having a radius of 333.00 feet;

Thence easterly along said curve, to the left, through a central angle of $08^{\circ} 22' 46''$, an arc distance of 48.70 feet to the end thereof;

Thence North $81^{\circ} 01' 21''$ East, a distance of 123.27 feet to the beginning of a tangent curve, concave to the south, having a radius of 267.00 feet;

Thence easterly along said curve, to the right, through a central angle of $08^{\circ} 49' 19''$, an arc distance of 41.11 feet to a point in the east line of said Parcel 28, the radial line at said point bears North $00^{\circ} 09' 20''$ West;

Thence North $00^{\circ} 09' 20''$ West along said east line, a distance of 3.00 feet to a point therein, said point being in a non-tangent curve, concave to the south, having a radius of 270.00 feet, the radial line at said point bears North $00^{\circ} 09' 20''$ West;

Thence westerly along said curve, to the left, through a central angle of $08^{\circ} 49' 19''$, an arc distance of 41.57 feet to the end thereof;

Thence South $81^{\circ} 01' 21''$ West, a distance of 123.27 feet to the beginning of a tangent curve, concave to the north, having a radius of 330.00 feet;

Thence westerly along said curve, to the right, through a central angle of $08^{\circ} 22' 46''$, an arc distance of 48.26 feet to a point of tangency with the easterly prolongation of the north line of said Parcel 39;

Thence South $89^{\circ} 24' 07''$ West along said easterly prolongation and along said north line of Parcel 39, a distance of 1006.32 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 52.24 feet;

Thence southwesterly along said curve, to the left, through a central angle of $37^{\circ} 53' 45''$, an arc distance of 34.55 feet to the end thereof;

Thence South $51^{\circ} 30' 22''$ West, a distance of 59.15 feet to the beginning of a tangent curve, concave to the east, having a radius of 60.00 feet;

Thence westerly, northerly, and easterly along said curve, to the right, through a central angle of $217^{\circ} 53' 45''$, an arc distance of 228.18 to the true point of beginning, that radial line at said point bears North $00^{\circ} 35' 53''$ West.

PARCEL "B" (3' Easement for Public Landscape and Sidewalks)

That portion of Parcel 28 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, described as follows:

Commencing at the southeast corner of Parcel 60 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California;

Thence North $00^{\circ} 00' 07''$ East along the east line of said Parcel 60, a distance of 30.00 feet to a point therein;

Thence North $89^{\circ} 24' 07''$ East, a distance of 57.00 feet for the TRUE POINT OF BEGINNING;

Thence continuing North $89^{\circ} 24' 07''$ East, a distance of 398.08 feet to the beginning of a tangent curve, concave to the north, having a radius of 270.00 feet;

Thence easterly along said curve, to the left, through a central angle of $08^{\circ} 22' 46''$, an arc distance of 39.49 feet to the end thereof;

Thence North $81^{\circ} 01' 21''$ East, a distance of 123.27 feet to the beginning of a tangent curve, concave to the south, having a radius of 330.00 feet;

Thence easterly along said curve, to the right, through a central angle of $08^{\circ} 49' 19''$, an arc distance of 50.81 feet to a point in the east line of said Parcel 28, the radial line at said point bears North $00^{\circ} 09' 20''$ West;

Thence North $00^{\circ} 09' 20''$ West along said east line, a distance of 3.00 feet to a point therein, said point being in a non-tangent curve, concave to the south, having a radius of 333.00 feet, the radial line at said point bears North $00^{\circ} 09' 20''$ West;

Thence westerly along said curve, to the left, through a central angle of $08^{\circ} 49' 19''$, an arc distance of 51.27 feet to the end thereof;

Thence South $81^{\circ} 01' 21''$ West, a distance of 123.27 feet to the beginning of a tangent curve, concave to the north, having a radius of 267.00 feet;

Thence westerly along said curve, to the right, through a central angle of $08^{\circ} 22' 46''$, an arc distance of 39.05 feet;

Thence South $89^{\circ} 24' 07''$ West, a distance of 396.83 feet;

Thence North $45^{\circ} 17' 53''$ West, a distance of 39.70 feet to a point in the east line of Parcel 79 of said Parcel Map No. 24535;

Thence South $00^{\circ} 00' 07''$ West along said east line, a distance of 4.22 feet to a point therein;

Thence South $45^{\circ} 17' 53''$ East, a distance of 37.98 feet to the true point of beginning.

PARCEL "C" (3' Easement for Public Landscape and Sidewalks)

Those portions of Parcels 32, 33 and 80 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the southeast corner of said Parcel 80;

Thence South $89^{\circ} 28' 31''$ West along the south line of said Parcel 80, a distance of 115.23 feet to the beginning of a tangent curve, concave to the east, having a radius of 60.00 feet;

Thence westerly, northerly and easterly along said curve, to the right, through a central angle of $217^{\circ} 53' 45''$, an arc distance of 228.18 feet to the end thereof;

Thence South $52^{\circ} 37' 44''$ East, a distance of 59.15 feet to the beginning of a tangent curve, concave to the north, having a radius of 52.24 feet;

Thence easterly along said curve, to the left, through a central angle of $37^{\circ} 53' 45''$, an arc distance of 34.55 feet to the southeast corner of said Parcel 32, the radial line at said point bears South $00^{\circ} 31' 29''$ East;

Thence North $00^{\circ} 09' 20''$ West along the east line of said Parcel 32, a distance of 3.00 feet to a point therein, said point being in a non-tangent curve, concave to the north, having a radius of 49.24 feet, the radial line at said point bears South $00^{\circ} 32' 50''$ East;

Thence westerly along said curve, to the right, through a central angle of $37^{\circ} 55' 06''$, an arc distance of 32.59 feet to the end thereof;

Thence North $52^{\circ} 37' 44''$ West, a distance of 59.15 feet to the beginning of a tangent curve, concave to the east, having a radius of 63.00 feet;

Thence westerly, southerly and easterly along said curve, to the left, through a central angle of $217^{\circ} 53' 45''$, an arc distance of 239.59 feet to a point in a line parallel with and distant southerly 3.00 feet, measured at a right angle, from said south line of Parcel 80;

Thence North $89^{\circ} 28' 31''$ East along said parallel line, a distance of 115.21 feet to a point in the east line of said Parcel 33;

Thence North $00^{\circ} 09' 20''$ West along said east line, a distance of 3.00 feet to the point of beginning.

PARCEL "D" (3' Easement for Public Landscape and Sidewalks)

Those portions of Parcels 64, 65, 69, and 70 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, described as follows:

Commencing at the southeast corner of Parcel 78 of said Parcel Map No. 24535;

Thence North $47^{\circ} 29' 34''$ West along the boundary line of said Parcel 78, a distance of 36.86 feet to an angle point therein;

Thence South $89^{\circ} 36' 20''$ West along the south line of said Parcel 78, a distance of 150.00 feet to the beginning of a tangent curve, concave to the south, having a radius of 947.00 feet;

Thence westerly along said curve, to the left, through a central angle of $09^{\circ} 26' 53''$, an arc distance of 156.16 feet to the end thereof;

Thence South $80^{\circ} 09' 27''$ West, a distance of 139.32 feet to the beginning of a tangent curve, concave to the north, having a radius of 1053.00 feet;

Thence westerly along said curve, to the right, through a central angle of $09^{\circ} 26' 53''$, an arc distance of 173.64 feet for the TRUE POINT OF BEGINNING, the radial line at said point bears South $00^{\circ} 23' 40''$ East;

Thence South $46^{\circ} 48' 29''$ West, a distance of 36.80 feet;

Thence South $00^{\circ} 23' 40''$ East, a distance of 548.27 feet to the beginning of a tangent curve, concave to the north, having a radius of 60.00 feet;

Thence southerly, westerly and northerly along said curve, to the right, through a central angle of $217^{\circ} 53' 45''$, an arc distance of 228.18 feet to the end thereof;

Thence North $37^{\circ} 30' 05''$ East, a distance of 59.15 feet to the beginning of a tangent curve, concave to the west, having a radius of 52.24 feet;

Thence northerly along said curve, to the left, through a central angle of $37^{\circ} 53' 45''$, an arc distance of 34.55 feet to the end thereof;

Thence North $00^{\circ} 23' 40''$ West, a distance of 425.65 feet;

Thence North $45^{\circ} 23' 40''$ West, a distance of 49.50 feet to a point in a line parallel with and distant southerly 47.00 feet, measured at a right angle, from said south line of Parcel 78;

Thence South $89^{\circ} 36' 20''$ West along said parallel line, a distance of 4.24 feet;

Thence South $45^{\circ} 23' 40''$ East, a distance of 51.25 feet;

Thence South $00^{\circ} 23' 40''$ East, a distance of 424.41 feet to the beginning of a tangent curve, concave to the west, having a radius of 49.24 feet;

Thence southerly along said curve, to the right, through a central angle of $37^{\circ} 53' 45''$, an arc distance of 32.57 feet to the end thereof;

Thence South $37^{\circ} 30' 05''$ West, a distance of 59.15 feet to the beginning of a tangent curve, concave to the north, having a radius of 63.00 feet;

Thence southerly, easterly and northerly along said curve, to the left, through a central angle of $217^{\circ} 53' 45''$, an arc distance of 239.59 feet to the end thereof;

Thence North $00^{\circ} 23' 40''$ West, a distance of 546.96 feet;

Thence North $46^{\circ} 48' 29''$ East, a distance of 38.74 feet to a point in a non-tangent curve, concave to the north, having a radius of 1053.00 feet, the radial line at said point bears South $00^{\circ} 38' 07''$ East;

Thence westerly along said curve, to the right, through a central angle of $00^{\circ} 14' 27''$, an arc distance of 4.43 feet to the true point of beginning.

PARCEL "E" (3' Easement for Public Landscape and Sidewalks)

Those portions of Parcels 59 and 75 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the northeast corner of said Parcel 75;

Thence South $00^{\circ} 12' 02''$ East along the east line of said Parcel 75 and along the southerly prolongation thereof, a distance of 172.58 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 63.00 feet;

Thence southeasterly along said curve, to the left, through a central angle of $89^{\circ} 58' 29''$, an arc distance of 98.93 feet to a point in the east line of said Parcel 59, the radial line at said point bears South $00^{\circ} 10' 31''$ East;

Thence South $00^{\circ} 11' 30''$ East along said east line, a distance of 3.00 feet to a point in a non-tangent curve, concave to the northeast, having a radius of 66.00 feet, the radial line at said point bears South $00^{\circ} 10' 34''$ East;

Thence northwesterly along said curve, to the right, through a central angle of $89^{\circ} 58' 32''$, an arc distance of 103.64 feet to the end thereof;

Thence North $00^{\circ} 12' 02''$ West, a distance of 169.58 feet to a point in the boundary line of said Parcel 75;

Thence North $44^{\circ} 47' 50''$ East along said boundary line, a distance of 4.24 feet to the true point of beginning.

PARCEL "F" (30' Landscape and Sidewalk Easement)

Those portions of Parcels 70 and 71 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California described as follows:

Beginning at the southeast corner of Parcel 78 of said Parcel Map No. 24535;

Thence North $47^{\circ} 29' 34''$ West along the boundary line of said Parcel 78, a distance of 36.86 feet to an angle point therein;

Thence South $89^{\circ} 36' 20''$ West along the south line of said Parcel 78, a distance of 150.00 feet to the beginning of a tangent curve, concave to the south, having a radius of 947.00 feet;

Thence westerly along said curve, to the left, through a central angle of $09^{\circ} 26' 53''$, an arc distance of 156.16 feet to the end thereof;

Thence South 80° 09' 27" West, a distance of 139.32 feet to the beginning of a tangent curve, concave to the north, having a radius of 1053.00 feet;

Thence westerly along said curve, to the right, through a central angle of 09° 26' 53", an arc distance of 173.64 feet to a point therein, the radial line at said point bears South 00° 23' 40" East;

Thence South 46° 48' 29" West, a distance of 36.80 feet;

Thence South 00° 23' 40" East, a distance of 5.00 feet;

Thence North 89° 36' 20" East, a distance of 27.00 feet to the beginning of a tangent curve, concave to the north, having a radius of 1083.00 feet;

Thence easterly along said curve, to the left, through a central angle of 09° 26' 53", an arc distance of 178.59 feet to the end thereof;

Thence North 80° 09' 27" East, a distance of 139.32 feet to the beginning of a tangent curve, concave to the south, having a radius of 917.00 feet;

Thence along said curve, to the right, through a central angle of 09° 26' 53", an arc distance of 151.21 feet to the end thereof, said point being in a line parallel with and distant southerly 30.00 feet, measured at a right angle, from said south line of Parcel 78;

Thence North 89° 36' 20" East along said parallel line, a distance of 176.98 feet to a point in the east line of said Parcel 71;

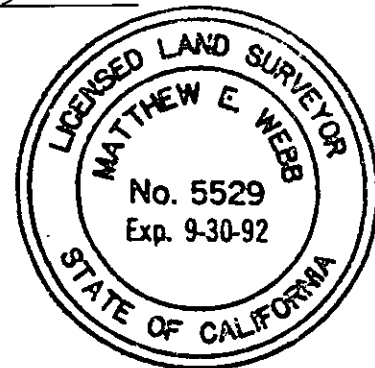
Thence North 00° 12' 02" West along said east line, a distance of 4.91 feet to the point of beginning.

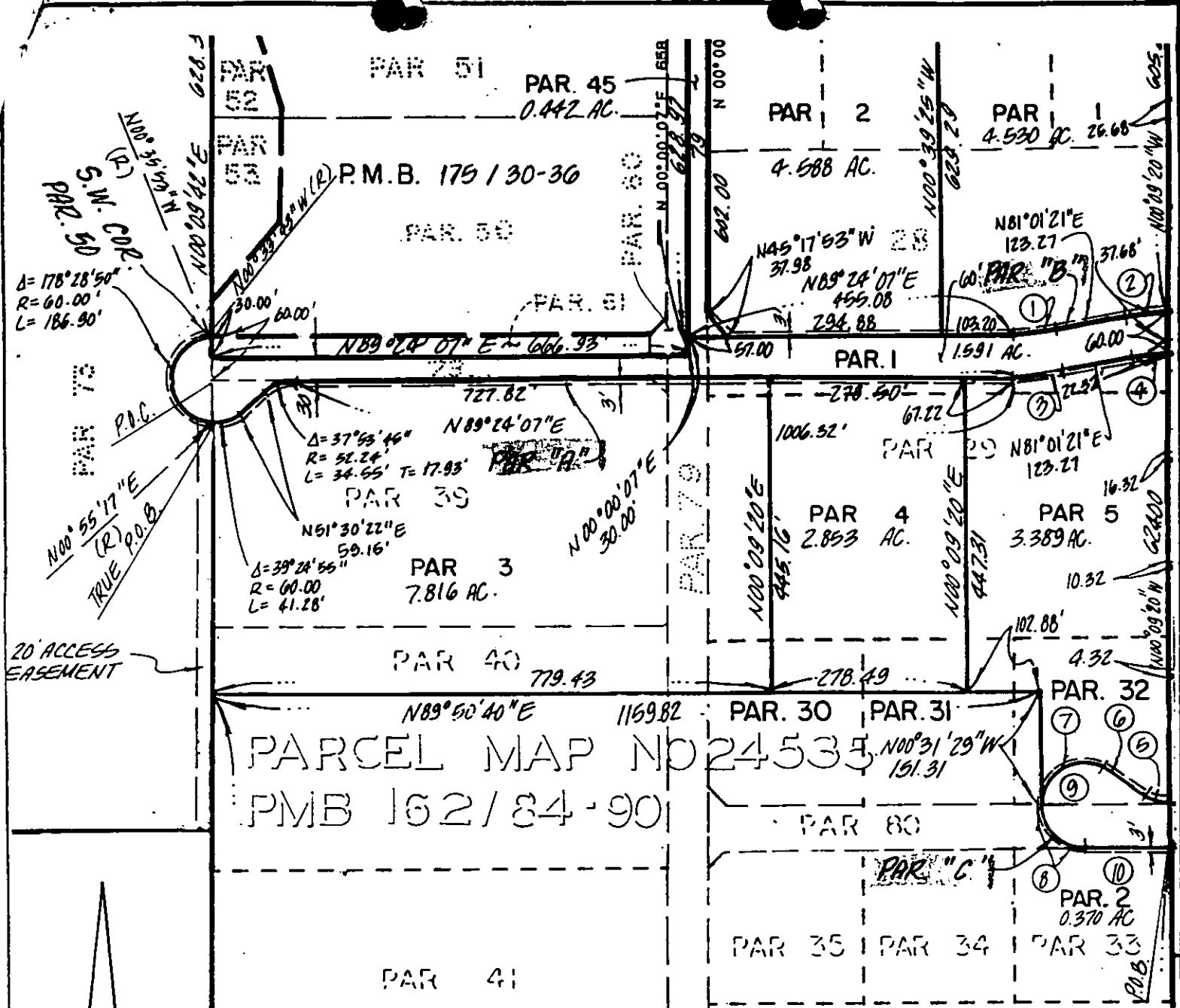
PREPARED UNDER MY SUPERVISION:

DESCRIPTION APPROVAL 5/13/92
Donald H. Johnson by WF
SURVEYOR, CITY OF RIVERSIDE

Matthew E. Webb
Matthew E. Webb, L.S. 5529
Prepared by: [Signature]
Checked by: [Signature]

5/8/92
Date





PARCEL MAP NO 24535
PMB 162/84-90

08°22'45".....

○	DELTA / BEARING	RADIUS	LEN. / DIST.	TANGENT
①	40°01'54"	270.00'	39.49'	19.78'
②	08°49'19"	330.00'	50.81'	29.46'
③	08°22'45"	330.00'	48.26'	24.17'
④	08°49'19"	270.00'	41.57'	20.83'
⑤	37°53'45" /	52.24'	34.55' /	
⑥	N52°37'44" W /		59.15' /	
⑦	127°53'45" /	60.00' /	133.93' /	122.74'
⑧	90°00'00" /	60.00' /	94.25' /	60.00
⑨	217°53'45" /	60.00' /	228.18' /	
⑩	N89°28'31"E /	116.23' /		

• 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 2

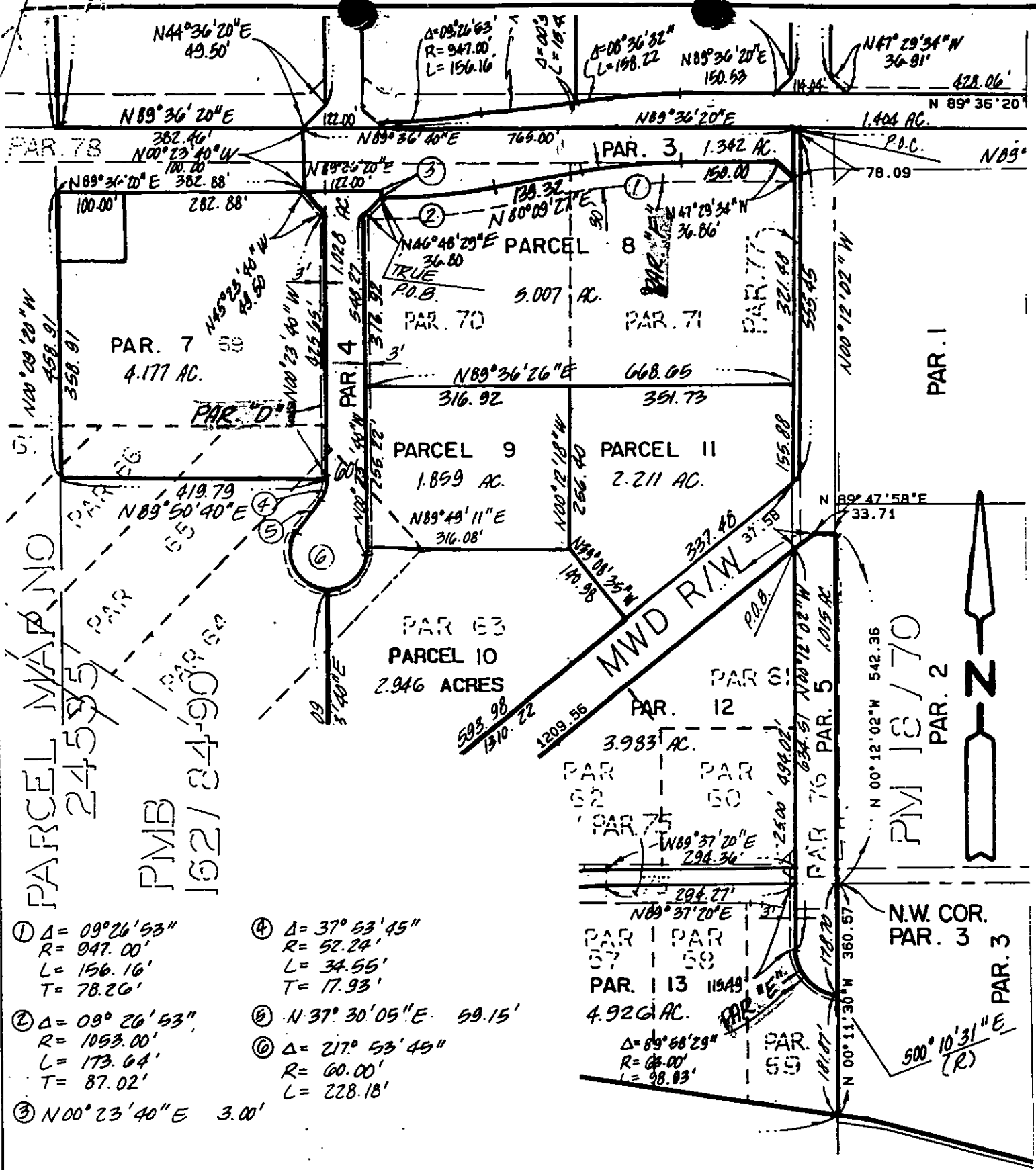
91-202

SCALE: 1" = 200'

DRAWN BY HLM DATE 2 / 27 / 92

SUBJECT P.M.W. - 10-912

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- ① $\Delta = 09^{\circ}26'53''$
 $R = 947.00'$
 $L = 156.16'$
 $T = 78.26'$
- ② $\Delta = 09^{\circ}26'53''$
 $R = 1053.00'$
 $L = 173.64'$
 $T = 87.02'$
- ③ $N00^{\circ}23'40''E \quad 3.00'$
- ④ $\Delta = 37^{\circ}53'45''$
 $R = 52.24'$
 $L = 34.55'$
 $T = 17.93'$
- ⑤ $N37^{\circ}30'05''E \quad 59.15'$
- ⑥ $\Delta = 217^{\circ}53'45''$
 $R = 60.00'$
 $L = 228.18'$

• 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 2 OF 2 91-202

SCALE: 1" = 200' DRAWN BY HLM DATE 2 / 27 / 92 SUBJECT P. M. W. - 10 - 912

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