

246724

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 1:00 O'CLOCK

JUL - 2 1992

Recorded in Official Records
of Riverside County, California

William J. [Signature] Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: PMW-10-912

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, THE LANCE FAMILY REVOCABLE TRUST, dated August 14, 1981, as Grantors, grant 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

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

Dated June 24, 1992

THE LANCE FAMILY REVOCABLE TRUST,
dated August 14, 1981

APPROVED AS TO FORM
Carolyn Confer 7/11/92
CAROLYN CONFER
ASSISTANT CITY ATTORNEY

By *Cecelia Lance*
CECELIA LANCE, Trustee

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 *July 2, 1992*

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

LANCE. E/a

EXHIBIT "A"

PARCEL "A" (3' Landscape and Sidewalk Easement)

That portion of Parcel 45 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, described as follows:

Commencing at the northwest corner of Parcel 58 of said Parcel Map No. 24733;

Thence South $00^{\circ} 09' 20''$ East along the west line of said Parcel 58, a distance of 580.94 feet to a point therein for the TRUE POINT OF BEGINNING;

Thence South $44^{\circ} 50' 40''$ West, a distance of 38.18 feet;

Thence South $89^{\circ} 50' 40''$ West, a distance of 277.99 feet to a point in the west line of said Parcel 45;

Thence North $00^{\circ} 09' 20''$ West along said west line, a distance of 3.00 feet to a point therein;

Thence North $89^{\circ} 50' 40''$ East, a distance of 276.75 feet;

Thence North $44^{\circ} 50' 40''$ East, a distance of 39.94 feet to a point in the east line of said Parcel 45;

Thence South $00^{\circ} 09' 20''$ East along said east line, a distance of 4.24 feet to the true point of beginning.

PARCEL "B" (3' Landscape and Sidewalk Easement)

That portion of Parcel 46 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, described as follows:

Commencing at the northwest corner of Parcel 58 of said Parcel Map No. 24733;

Thence South $00^{\circ} 09' 20''$ East along the west line of said Parcel 58, a distance of 694.94 feet to a point therein for the TRUE POINT OF BEGINNING;

Thence continuing South 00° 09' 20" East along said west line, a distance of 4.24 feet to a point therein;

Thence North 45° 09' 20" West, a distance of 39.94 feet;

Thence South 89° 50' 40" West, a distance of 276.75 feet to a point in the west line of said Parcel 46;

Thence North 00° 09' 20" West along said west line, a distance of 3.00 feet to a point therein;

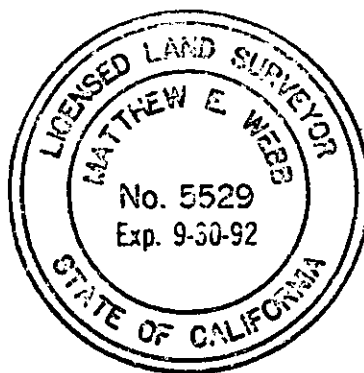
Thence North 89° 50' 40" East, a distance of 277.99 feet;

Thence South 45° 09' 20" East, a distance of 38.18 feet to the true point of beginning.

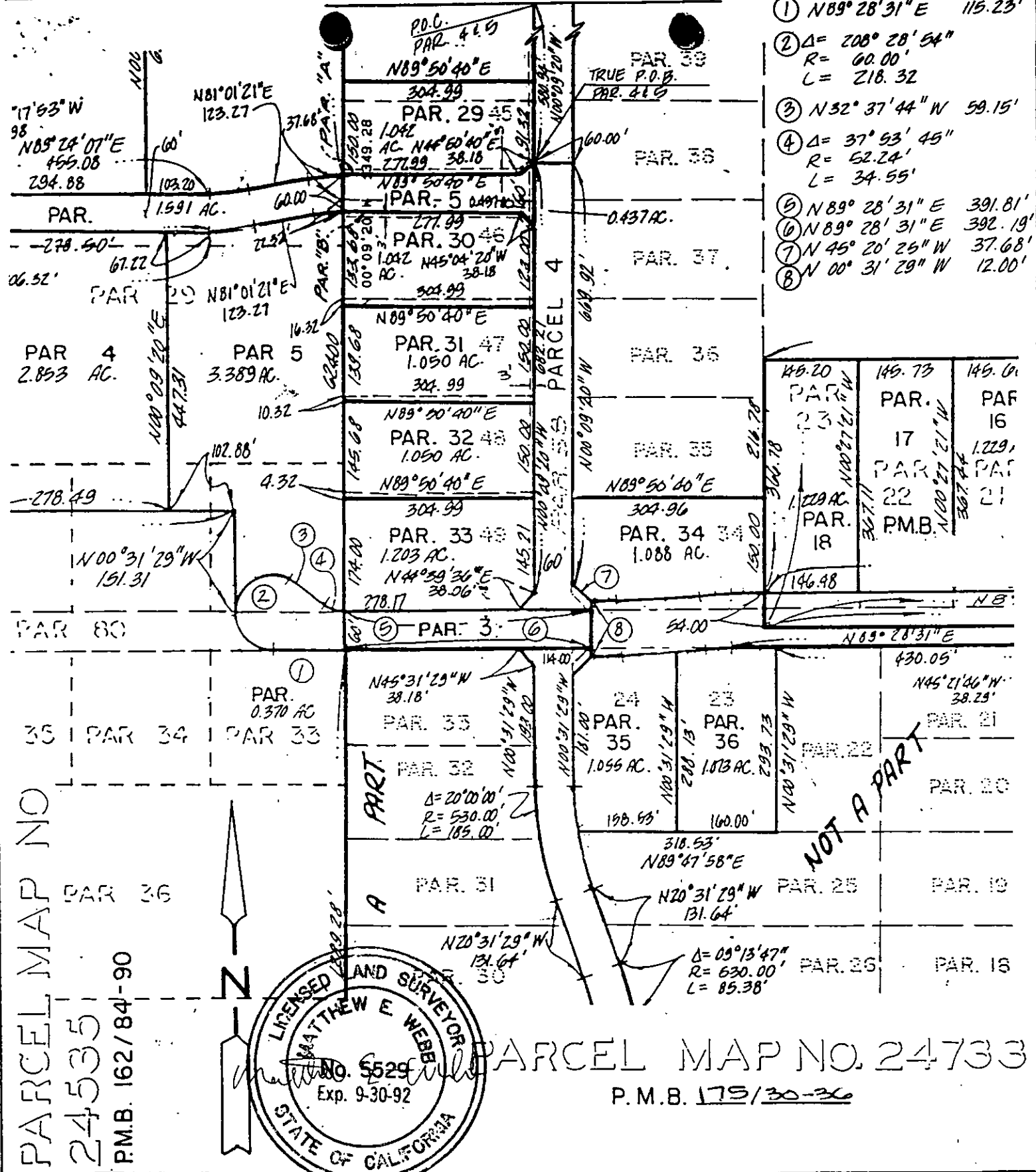
PREPARED UNDER MY SUPERVISION:

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

6/3/92
Date



DESCRIPTION APPROVAL 6/4/92
Walter R. Joyce by ---
SURVEYOR, CITY OF RIVERSIDE



- ① N89°28'31"E 115.23'
- ② Δ = 208°28'54"
R = 60.00'
L = 218.32
- ③ N32°37'44"W 59.15'
- ④ Δ = 37°53'45"
R = 52.24'
L = 34.55'
- ⑤ N89°28'31"E 391.81'
- ⑥ N89°28'31"E 392.19'
- ⑦ N45°20'25"W 37.68'
- ⑧ N00°31'29"W 12.00'

145.20	145.73	145.01
PAR. 23	PAR. 17	PAR. 16
1229 AC.	PAR. 22	1229 AC.
PAR. 18	P.M.B.	PAR. 21
146.48		

PARCEL MAP NO
24535
P.M.B. 162/84-90

PARCEL MAP NO. 24733
P.M.B. 175/30-36

• 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.

SCALE: 1" = 200' DRAWN BY HLM DATE 2/27/92 SHEET 1 OF 1 SUBJECT P.M.W. - 10-912 91-202