

114449

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 8:00 O'CLOCK

MAR 18 1994

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

FOR RECORDER'S USE ONLY

Project: SYCAMORE CANYON
BUSINESS PARK

13658

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, THE LANCE FAMILY REVOCABLE TRUST, dated August 14, 1981, as Grantor, grants to the CITY OF RIVERSIDE, a municipal corporation of the State of California, 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 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

Misc/90-3000/storm drain ease.

13658

constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said storm drain facilities.

No above ground facilities, with the exception of manholes, shall be permanently placed by Grantee in the easement area; however, all other above ground rights shall remain in effect. Grantor shall have the right to construct and maintain a parking lot/driveway over the easement area, as long as said parking lot/driveway meets city codes and requirements. Grantee shall be responsible for repairing all damage which may occur to said parking lot/driveway as a result of Grantee's use of the easement area, except where the cost is caused by actions of the Grantor. Grantor shall not be liable for any cost to Grantee related to the use of this easement area except where the cost is caused by actions of the Grantor. Grantee shall exercise its rights within this easement area in a reasonable and workmanlike manner so as to minimize the need for storage of equipment or materials within the easement, and to minimize interference with Grantee's use of the property. Grantee shall be responsible for removing all debris from the easement property which is generated by Grantee.

X

Dated November 30, 1993

THE LANCE FAMILY REVOCABLE TRUST,
Dated August 14, 1981

By Cecelia Lance Trustee
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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated

3/18/94

Real Property Services Manager
of the City of Riverside

0030U-01.MAS

APPROVED AS TO FORM


Stan T. Yamamoto, City Attorney

EXHIBIT "A"

Those portions of Parcel 57 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:

PARCEL 1:

Commencing at the northeast corner of Parcel 78 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, said corner being in the south line of said Parcel 57;

Thence South $89^{\circ} 36' 20''$ West along said south line of Parcel 57, a distance of 643.00 feet to a point therein;

Thence North $00^{\circ} 23' 40''$ West, a distance of 3.00 feet for the TRUE POINT OF BEGINNING, said point being in a non-tangent curve, concave to the north, having a radius of 947.00 feet, the radial line at said point bears South $00^{\circ} 23' 40''$ East;

Thence easterly 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 North $80^{\circ} 09' 27''$ East, a distance of 116.68 feet to a point in a line parallel with and distant northerly 35.00 feet, measured at a right angle, from said south line of Parcel 57;

Thence South $89^{\circ} 36' 20''$ West along said parallel line, a distance of 297.55 feet to a point in the southerly prolongation of the west line of Parcel 27 of said Parcel Map No. 24733;

Thence South $00^{\circ} 23' 40''$ East along said southerly prolongation, a distance of 7.00 feet;

Thence South 47° 35' 49" East, a distance of 36.80 feet to the true point of beginning.

PARCEL 2:

Beginning at the southwest corner of said Parcel 57 of Parcel Map No. 24733;

Thence North 00° 09' 20" West along the west line of said Parcel 57, a distance of 35.00 feet to a point in a line parallel with and distant northerly 35.00 feet, measured at a right angle, from the south line of said Parcel 57;

Thence North 89° 36' 20" East along said parallel line, a distance of 417.31 feet to a point in the southerly prolongation of the east line of Parcel 28 of said Parcel Map No. 24733;

Thence South 44° 36' 20" West, a distance of 49.50 feet to a point in the south line of said Parcel No. 57;

Thence South 89° 36' 20" West along said south line, a distance of 382.46 feet to the point of beginning.

PREPARED UNDER MY SUPERVISION

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

6/7/93
Date

Prepared By: ajg
Checked By: blm



DESCRIPTION APPROVAL 6/15/93
George P. Hutchinson by F
SURVEYOR, CITY OF RIVERSIDE



PARCEL MAP NO. 24535
P.M.B. 162/84-90
RECS. OF RIV. CO., CALIF.

"DETAIL"
N.T.S.

S.W. COR. OF
PAR. 57, P.O.B.
OF PARCEL 2

PAR. 38

PAR. 37

N 00°09'20"W
35.00

PAR. 69

PAR. 28

PAR. 78

PARCEL 2

N 89°36'20"E 382.46

N 89°36'20"E 417.31

N 44°36'20"E
49.50

N 47°35'49"W
36.80

N 00°23'40"W
7.00

PAR. 56

T.P.O.B. OF PARCEL 1

SEE "DETAIL"

PARCEL 1

N 00°23'40"W (R)
3.00

Δ=9°26'53"

R=947.00

L=156.16

T=78.26

PAR. 70

PAR. 27

N 80°09'27"E
116.68

PAR. 57

N 89°36'20"E 643.00

N 89°36'20"E 287.85

PAR. 71

PAR. 17

N.E COR. OF
PAR. 78, P.O.C.
OF PARCEL 1

PAR. 77

RIVER RUN

C/L EASTRIDGE AVE. PAR. 55

PARCEL MAP NO. 24733

P.M.B. 175/30T36
RIV. CO. RECS.

CITY OF RIVERSIDE, CALIFORNIA 11/22-2

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

W.O.
90-3000

SCALE: 1" = 200'

DRWN BY JNS DATE 6/22/92
CHKD BY [Signature] DATE 6/24/92

SUBJECT:

STORM DRAIN EASEMENT 13658