

114450

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 \$

*[Handwritten signature]*

*[Handwritten mark]*

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 sanitary sewer 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/sewer ease.

13659

constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said sanitary sewer 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.

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

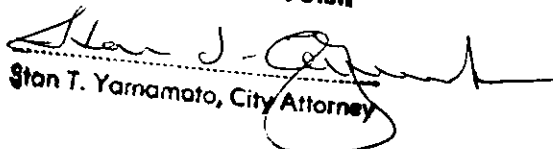
  
Stan T. Yamamoto, City Attorney

EXHIBIT 'A'

Those portions of Parcels 7, 8 and 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:

Commencing at the intersection of the south line of Section 4, Township 3 South, Range 4 West, San Bernardino Meridian, with the northwesterly line of the Metropolitan Water District of Southern California (M.W.D.) right-of-way (80.00 feet in width) as shown by said Parcel Map;

Thence North 51° 01' 18" East along said northwesterly right-of-way line, a distance of 84.98 feet for the TRUE POINT OF BEGINNING, said point being in a line parallel with and distant northerly 53.00 feet, measured at right angles, from said south line of Section 4;

Thence South 89° 36' 20" West along said parallel line, a distance of 24.05 feet to a point in a line parallel with and distant northwesterly 15.00 feet, measured at right angles, from said northwesterly line of the M.W.D. right-of-way;

Thence North 51° 01' 18" East along said last mentioned parallel line, a distance of 506.89 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 291.00 feet;

Thence northeasterly along said curve, to the left, through a central angle of 09° 22' 33", an arc distance of 47.62 feet to the end thereof;

Thence North 41° 38' 45" East, a distance of 75.57 feet to a point in the southwesterly line of a Sewer Easement (10 feet in width) conveyed to the City of Riverside by deed recorded January 9, 1987 as Instrument No. 5774 of Official Records of Riverside County, California;

Thence South 38° 57' 49" East along said southwesterly line, a distance of 15.20 feet;

Thence South 41° 38' 45" West, a distance of 73.08 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 306.00 feet;

Thence southeasterly along said curve, to the right, through a central angle of 09° 22' 33", an arc distance of 50.07 feet to a point in said northwesterly line of the M.W.D. right-of-way;

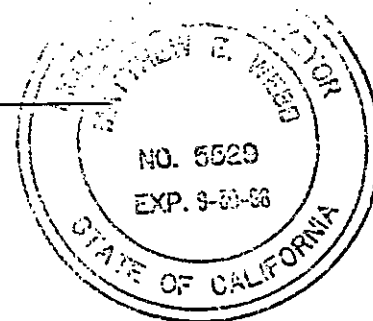
Thence South 51° 01' 18" West along said northwesterly right-of-way line, a distance of 488.09 feet to the true point of beginning.

PREPARED UNDER MY SUPERVISION

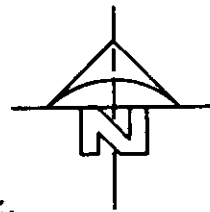
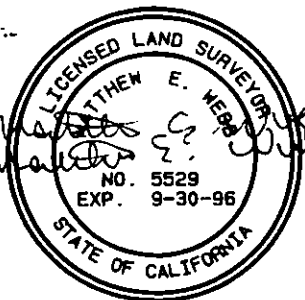
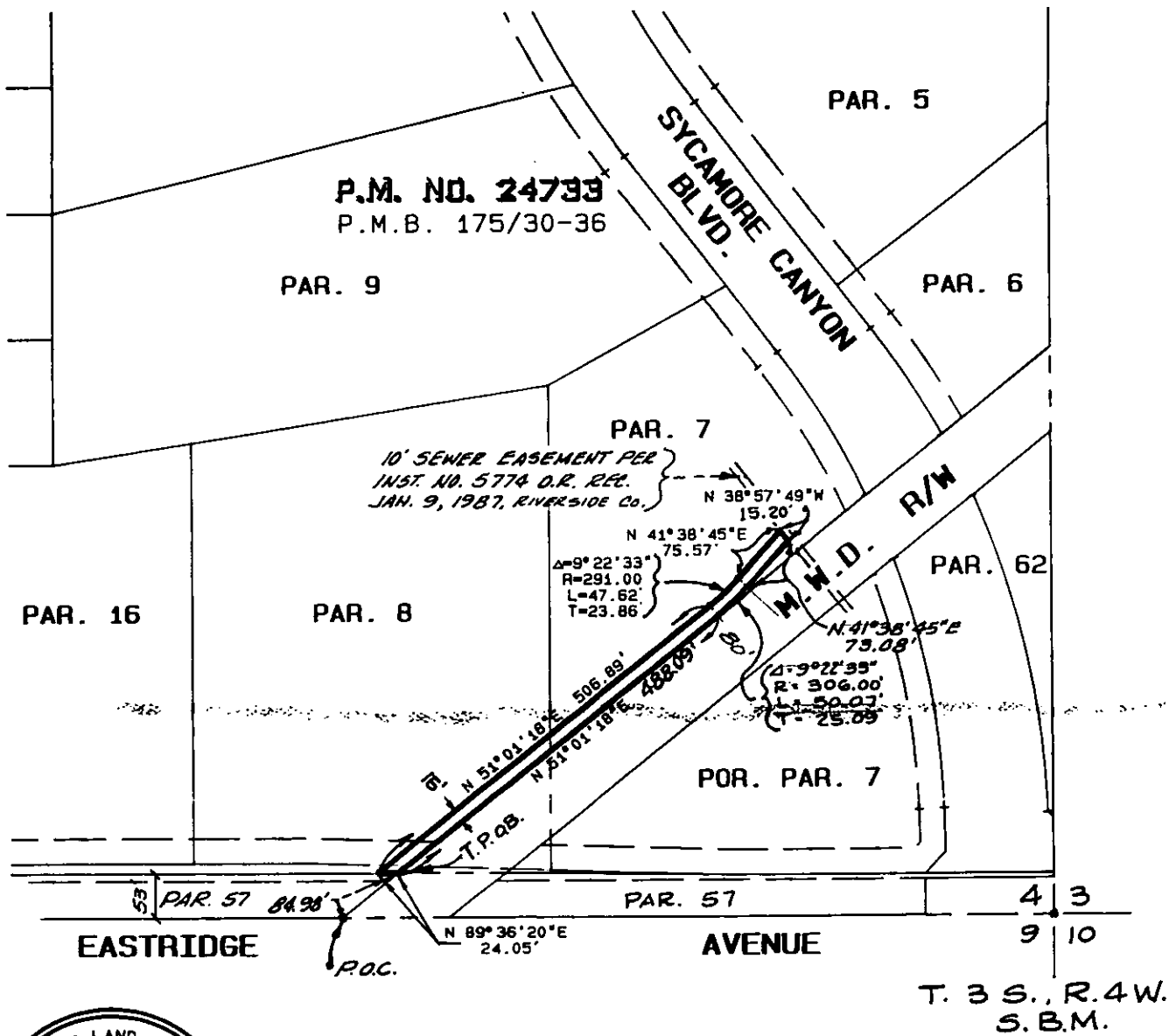
Matthew E. Webb  
Matthew E. Webb, L.S. 5529

5/5/93  
Date

Prepared By: J.D.  
Checked By: [Signature]



DESCRIPTION APPROVAL 6/15/93  
[Signature]  
SURVEYOR, CITY OF RIVERSIDE



REVISED 5/5/93 BY: JLR CK'D BY: ajg

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 90-3000

SCALE: 1" = 200' DRWN BY JLR DATE 2-24-93 SUBJECT: PARCEL MAP NO. 24733  
 CHKD BY JWS DATE 2-24-93