

File

206032

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

MAY 19 1994

Recorded in Official Records  
of Riverside County, California

Recorder

Fees \$

*[Handwritten signature]*

FOR RECORDER'S OFFICE USE ONLY

Project: **Tract 27721-2**  
**Northrop Drive**

**13683**

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **REGIONAL PROPERTIES INC.**, a California corporation, 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, and roadway slope and support 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

13683

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

Dated 4/15/94

REGIONAL PROPERTIES INC.,  
a California corporation

by [Signature]  
title President

by [Signature]  
title Secretary

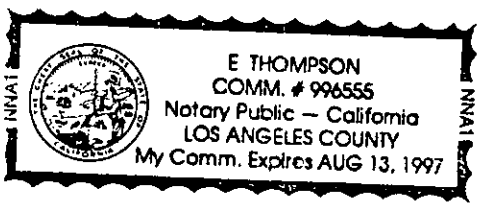
GENERAL ACKNOWLEDGEMENT

State of California }  
County of Los Angeles }<sup>ss</sup>

On April 15, 1994, before me EThompson  
(date) (name)

a Notary Public in and for said State, personally appeared  
Mark Rubin & Jack A. Sweeney  
Name(s) of Signer(s)

personally known to me - OR -  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.  
EThompson  
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)

Title \_\_\_\_\_

Title \_\_\_\_\_

- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- ( ) Other

- ( ) Partner(s)
- ( ) General
- ( ) Limited

The party(ies) executing this document is/are representing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 5/18/94 \_\_\_\_\_

Real Property Services Manager  
of the City of Riverside

t27721-2.ese

APPROVED AS TO FORM  
  
ASST. CITY ATTORNEY



**J. F. Davidson Associates, Inc.**  
ENGINEERING PLANNING SURVEYING LANDSCAPE ARCHITECTURE

*Building on a tradition of excellence since 1923*

March 9, 1994

W.O. #9212818-01

**EXHIBIT "A"**

**Offsite Slope & Drainage Easement  
Tract 27721-2 -- Regional/K&B**

That portion of Parcels 5 and 6 of Parcel Map 4806, as shown by map on file in Book 7 of Parcel Maps at Pages 8 through 12 thereof, Records of Riverside County, California, described as follow:

Commencing at the centerline intersection of Mission Grove Parkway South and Northrop Drive, as shown on Parcel Map 23178, by map on file in Book 158 of Parcel Maps at Pages 20 through 22 thereof, Records of Riverside County, California;

Thence S.62°44'18"E. along the centerline of said Northrop Drive, a distance of 213.49 feet to the Easterly line of said Parcel Map 23178;

Thence continuing S.62°44'18"E., a distance of 148.41 feet;

Thence Easterly on a curve concave Northerly, having a radius of 875.00 feet, through an angle of 52°22'13", an arc length of 799.78 feet;

Thence S.25°06'31"E., a distance of 10.00 feet to the Point of Beginning of the parcel of land to be described;

Thence Northeasterly and Northerly on a non-tangent curve concave Northwesterly, having a radius of 885.00 feet, through an angle of 71°33'06", an arc length of 1105.20 feet (the initial radial line bears S.25°06'31"E.);

Thence S.83°20'23"W., a distance of 43.00 feet;

Thence Northerly on a non-tangent curve concave Westerly, having a radius of 842.00 feet, through an angle of 01°22'29", an arc length of 20.20 feet (the initial radial line bears N.83°20'23"E.)

Thence N.81°57'54"E., a distance of 59.70 feet;

Thence S.05°26'24"E., a distance of 78.30 feet;

Thence N.87°32'46"E., a distance of 33.49 feet;

Thence S.02°27'14"E., a distance of 25.00 feet;

Thence S.87°32'46"W., a distance of 32.18 feet;

Thence S.05°26'24"E., a distance of 59.66 feet;

Thence S.10°55'24"W., a distance of 226.87 feet;

Thence S.20°51'10"W., a distance of 241.84 feet;

Tract 27721-2 -- Regional/K&B  
Offsite Slope & Drainage Easement  
Page Two

Thence S.39°46'30"W., a distance of 232.08 feet;

Thence S.48°13'55"W., a distance of 302.35 feet;

Thence N.25°06'31"W., a distance of 70.00 feet to the Point of Beginning.



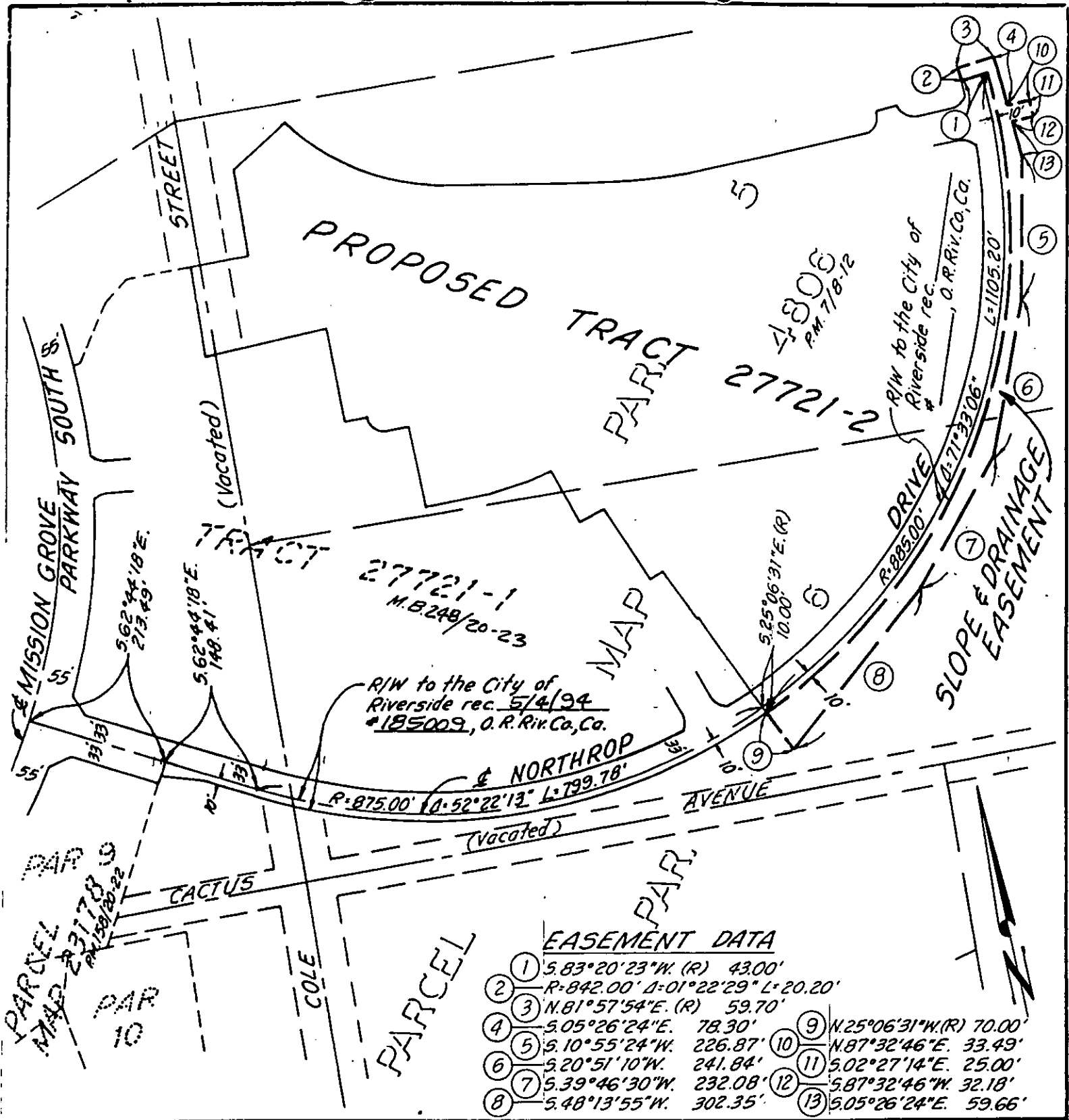
J. F. DAVIDSON ASSOCIATES, INC.  
Prepared under the supervision of:

*Stephen M. O'Malley*  
\_\_\_\_\_  
Stephen M. O'Malley PLS NO. 4718

Date: 3/9/94

MWC/yb  
leg:leg/ho2

DESCRIPTION APPROVAL 4/4/94  
*V.L. Hanson*  
\_\_\_\_\_  
SURVEYOR, CITY OF RIVERSIDE by LF



**EASEMENT DATA**

|   |                       |                          |   |                       |        |
|---|-----------------------|--------------------------|---|-----------------------|--------|
| ① | S. 83° 20' 23" W. (R) | 43.00'                   | ⑨ | N. 25° 06' 31" W. (R) | 70.00' |
| ② | R. 842.00'            | A. 01° 22' 29" L. 20.20' | ⑩ | N. 87° 32' 46" E.     | 33.49' |
| ③ | N. 81° 57' 54" E. (R) | 59.70'                   | ⑪ | S. 02° 27' 14" E.     | 25.00' |
| ④ | S. 05° 26' 24" E.     | 78.30'                   | ⑫ | S. 87° 32' 46" W.     | 32.18' |
| ⑤ | S. 10° 55' 24" W.     | 226.87'                  | ⑬ | S. 05° 26' 24" E.     | 59.66' |
| ⑥ | S. 20° 51' 10" W.     | 241.84'                  |   |                       |        |
| ⑦ | S. 39° 46' 30" W.     | 232.08'                  |   |                       |        |
| ⑧ | S. 48° 13' 55" W.     | 302.35'                  |   |                       |        |

**• CITY OF RIVERSIDE, CALIFORNIA •** C.B. 11/31-1

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 92 1281801(P)

SCALE: 1" = 200' DRAWN BY MC DATE 3/8/94 SUBJECT SLOPE & DRAINAGE EASEMENT - TR. 27721-2