

238685

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

JUN 10 1994

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: **Magnolia Ave. Storm Drain**
R.C.F.C. Channel to Ramona Dr.

13691

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **RIVERSIDE COMMUNITY COLLEGE DISTRICT**, a Public Agency of the State of California, who acquired title as **RIVERSIDE JUNIOR COLLEGE SCHOOL DISTRICT**, 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 located in the City of Riverside, County of Riverside, State of California, described as follows:

Parcel 1

THE northwesterly 40.00 feet of FAIRFAX AVENUE (vacated) of Map of RICHARDS TRACT; on file in Book 9 page 25 of Maps, records of Riverside County California;

13691

Area: 3,200 square feet

Parcel 2

That portion of Lot 3 in Block 2 of said RICHARDS TRACT, described as follows:

BEGINNING at the most westerly corner of said Lot 3;

THENCE South $60^{\circ}39'09''$ East, along the southwesterly line of said lot, a distance of 40.00 feet;

THENCE North $23^{\circ}46'57''$ West, a distance of 50.00 feet to the northwesterly line of said lot;

THENCE South $29^{\circ}20'51''$ West, along said northwesterly line, a distance of 30.00 feet to said **POINT OF BEGINNING**.

Area: 600 square feet

Parcel 3

THAT portion of Lots 154 and 166 of the lands of the SOUTHERN CALIFORNIA COLONY ASSOCIATION, as shown by map recorded in Book 7 of Maps, at page 3 thereof, records of San Bernardino County, California, described as follows:

COMMENCING at the intersection of the centerline of **TERRACINA DRIVE** (formerly North Street) with the centerline of **MAGNOLIA AVENUE** as shown by map of THE POLY TRACT, on file in Book 8 of Maps, at page 56 thereof, records of Riverside County, California;

THENCE North $42^{\circ}40'00''$ East, along said centerline of Magnolia Avenue, 350.50 feet;

THENCE South $60^{\circ}31'12''$ East, 102.71 feet to a point in the southeasterly line of that certain parcel of land conveyed to the City of Riverside, a municipal corporation, by deed recorded October 29, 1940, in Book 481 Page 98 of Official Records of Riverside County, California; said point being the **TRUE POINT OF BEGINNING**;

THENCE North $42^{\circ}40'00''$ East, along said southeasterly line, 13.87 feet;

THENCE South $60^{\circ}31'12''$ East, 21.94 feet to the beginning of a tangent curve

concave northerly and having a radius of 37.50 feet;

THENCE easterly, northerly and northwesterly, along said curve, to the left, an arc length of 62.26 feet through a central angle of $95^{\circ}07'55''$;

THENCE North $24^{\circ}20'53''$ East, 23.55 feet;

THENCE North $62^{\circ}19'18''$ East, 57.77 feet;

THENCE North $25^{\circ}54'55''$ East, 175.00 feet;

THENCE North $64^{\circ}05'05''$ West, 10.43 feet to said southeasterly line of said parcel of land conveyed to the City of Riverside;

THENCE North $42^{\circ}40'00''$ East, along said southeasterly line and along the northeasterly prolongation of said southeasterly line, 304.95 feet;

THENCE South $47^{\circ}08'45''$ East, 10.98 feet;

THENCE South $40^{\circ}03'18''$ West, 298.70 feet;

THENCE South $25^{\circ}54'55''$ West, 179.09 feet;

THENCE South $62^{\circ}19'18''$ West, 57.55 feet;

THENCE South $24^{\circ}20'53''$ West, 18.39 feet to the beginning of a tangent curve concave northerly and having a radius of 52.50 feet;

THENCE southwesterly, westerly and northwesterly, along said curve, through a central angle of $95^{\circ}07'55''$ an arc length of 87.16 feet;

THENCE North $60^{\circ}31'12''$ West, 25.45 feet to said southeasterly line of said parcel of land conveyed to the City of Riverside;

THENCE North $42^{\circ}40'00''$ East, along said southeasterly line, 1.54 feet to said **TRUE POINT OF BEGINNING**.

AREA: 10,694 square feet

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

DESCRIPTION APPROVAL 29, 1994

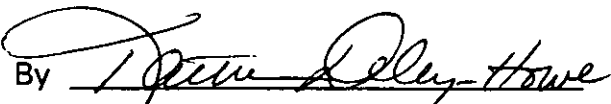
 SURVEYOR, CITY OF RIVERSIDE by LF

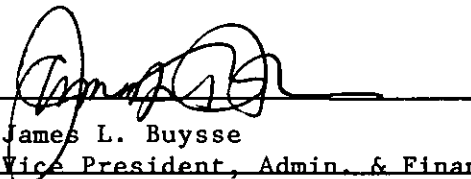


and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said storm drain facilities.

Dated May 18, 1994

**RIVERSIDE COMMUNITY COLLEGE
DISTRICT**, a Public Agency of the
State of California

By 
Kathleen Daley-Howe
Title President, Board of Trustees

By 
James L. Buisse
Title Vice President, Admin. & Finance

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On May 18, 1994, before me Heidi F. Wills
(date) (name)

a Notary Public in and for said State, personally appeared

Kathleen Daley-Howe and James L. Buysse
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.

Heidi F. Wills
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.

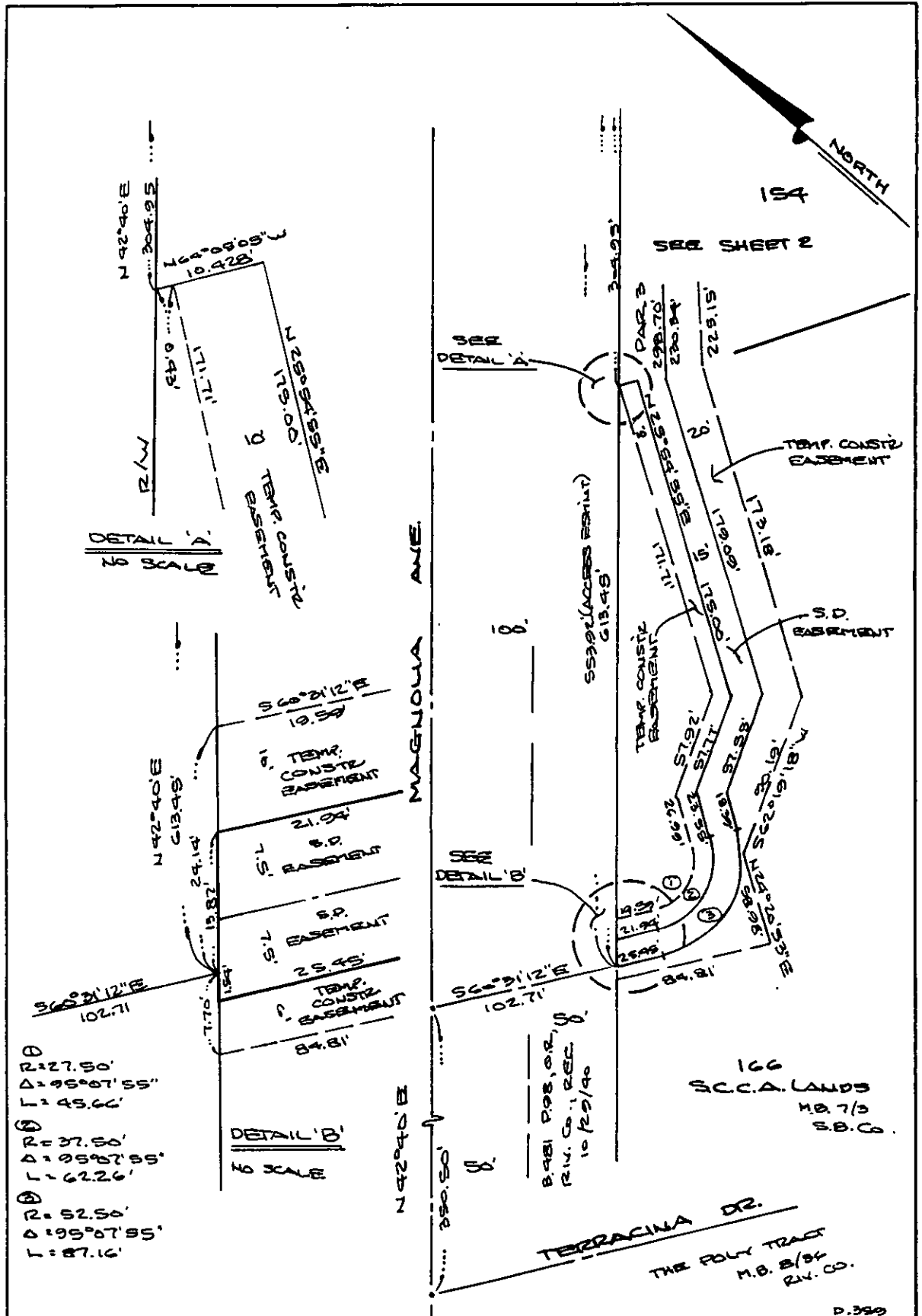
Dated 6/2/94

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

magsd.esm

APPROVED AS TO FORM

[Signature]
Stan T. Yamamoto, City Attorney



• 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.

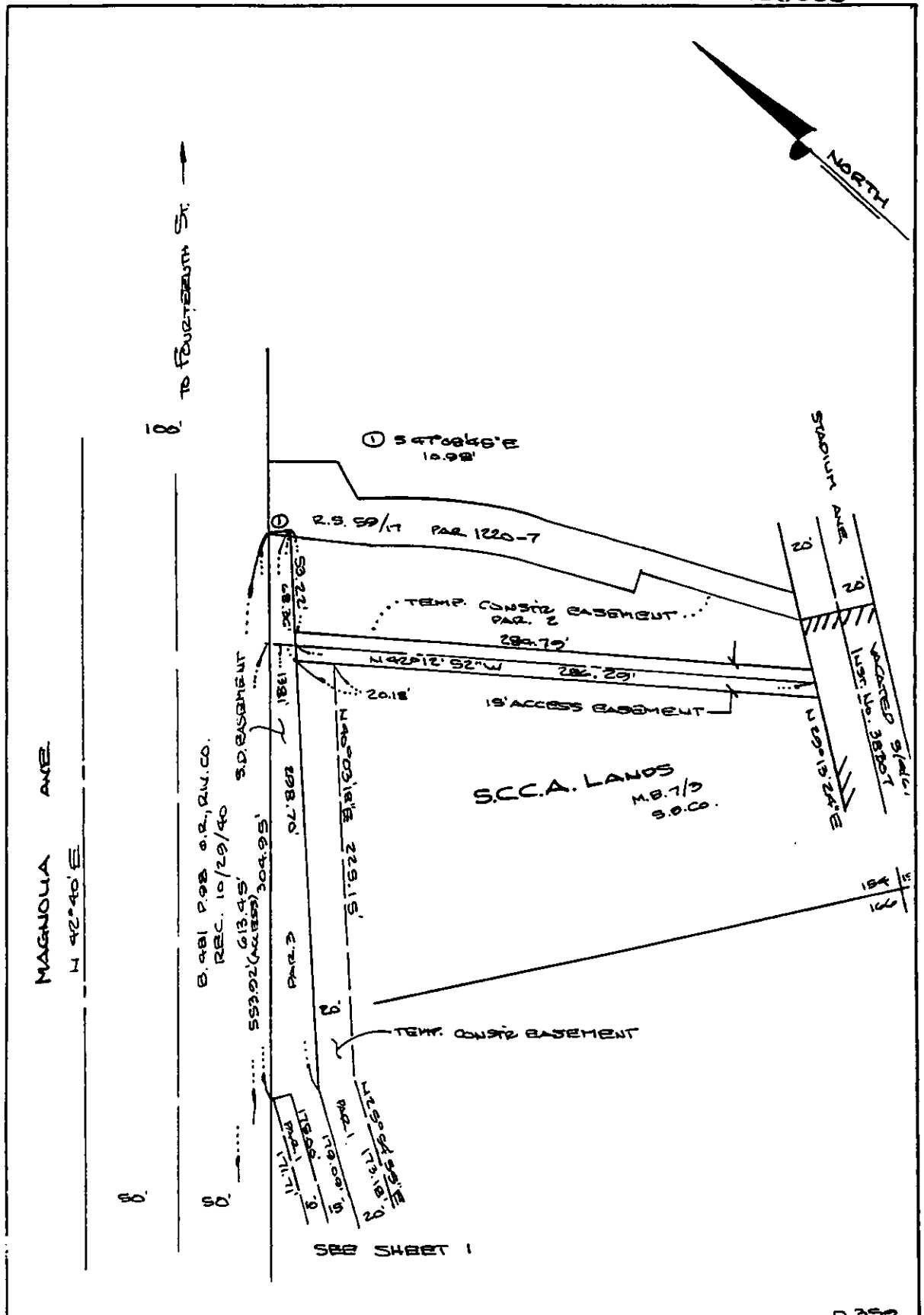
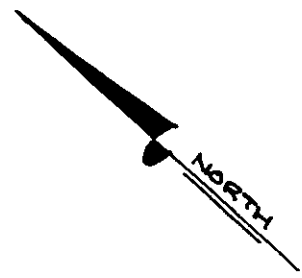
SHEET 1 OF 3

2/13,16

SCALE: 1" = N/A

DRAWN BY F DATE 1/19/94

SUBJECT MAGNOLIA AVE. S.D.



• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 2 OF 3

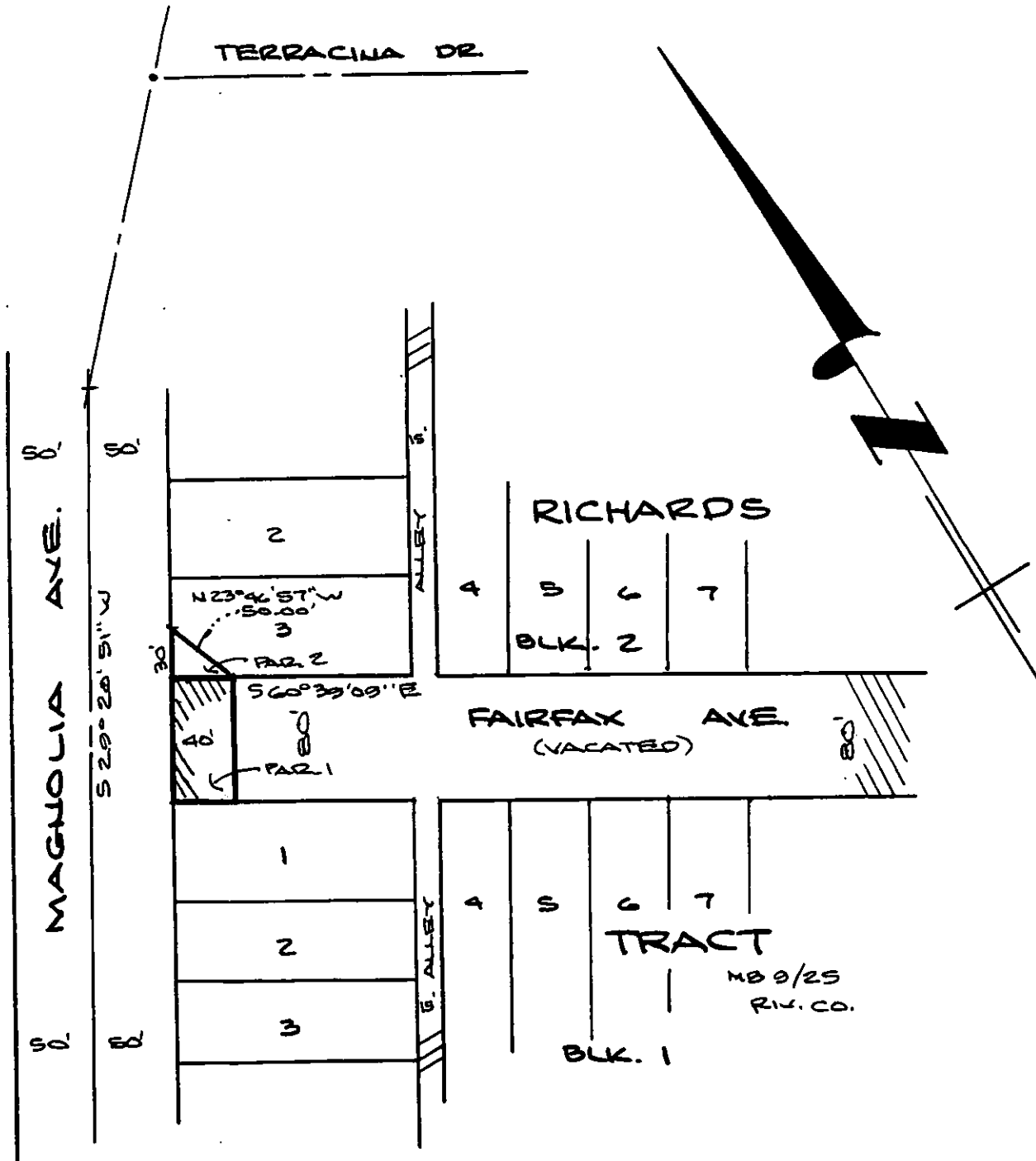
2/13/16

SCALE: 1" = 10'

DRAWN BY F DATE 1/19/24

SUBJECT MAGNOLIA AVE. S.D.

13691



REVISOR 1/10/94

• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 3 OF 3

2/16

SCALE: 1" = 100'

DRAWN BY [signature] DATE 11/9/93

SUBJECT MAGNOLIA S.D.

13691