

273440

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

JUL 7 1994

Recorded in Official Records
of Riverside County, California
Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: **Box Springs Blvd. Realignment**
S'y of Fair Isle Dr.

10721

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **WELLS FARGO BANK, N.A.**, a national banking association, 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:

Those portions of the south half of Section 33, Township 2 South, Range 4 West, San Bernardino Meridian and those portions of the north half of Section 4, Township 3 South, Range 4 West, San Bernardino Meridian, described as follows:

COMMENCING at the intersection of the centerline of Fischer Road with the centerline of Box Springs Boulevard as shown by Record of Survey on file in Book 77 of Record of Surveys, pages 59 through 63 thereof, records of

Riverside County, California;

THENCE South $45^{\circ}22'01''$ West, along the southwesterly prolongation of said centerline of Fischer Road, a distance of 31.37 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1200.00 feet;

THENCE southwesterly, along said curve, through a central angle of $00^{\circ}07'25''$, an arc length of 2.59 feet;

THENCE South $31^{\circ}29'52''$ East, a distance of 118.39 feet to the beginning of a tangent curve concave northeasterly and having a radius of 800.00 feet;

THENCE southeasterly, along said curve, through a central angle of $12^{\circ}30'04''$ an arc length of 174.55 feet;

THENCE South $43^{\circ}59'56''$ East, 289.33 feet;

THENCE North $46^{\circ}00'04''$ East, 140.53 feet;

THENCE North $47^{\circ}52'31''$ West, 60.00 feet to the **TRUE POINT OF BEGINNING**; said point being in a non tangent curve concave southerly and having a radius of 60.00 feet; the radial line to said point bears North $47^{\circ}52'31''$ West;

THENCE northeasterly, along said curve, through a central angle of $23^{\circ}44'12''$, an arc length of 24.86 feet;

THENCE North $00^{\circ}08'27''$ West, 152.00 feet to a point in the southerly line of Box Springs Boulevard as shown by Record of Survey on file in Book 77 of Records of Survey, pages 59 through 63 thereof, records of Riverside County, California;

THENCE South $86^{\circ}57'32''$ West, along said southerly line, 20.03 feet;

THENCE South $00^{\circ}08'27''$ East, 165.44 feet to said **TRUE POINT OF BEGINNING**.

Area: 3,153 square feet

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any

DESCRIPTION APPROVAL 2/17/96

 SURVEYOR, CITY OF RIVERSIDE by WF

Page 2



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 storm drain facilities.

Dated 5.2.94

WELLS FARGO BANK, N.A., a national banking association

By: Wells Fargo Real Estate Group, Inc., Agent

By: Deborah L. Behrend
Name DEBORAH K. BEHREND
Title VICE PRESIDENT

By : George Bishop
Name George Bishop
Title Senior VP

GENERAL ACKNOWLEDGEMENT

State of Colorado }
County of Henson } ss

On 5-2-94, before me Patricia A. Lee
(date) (name)

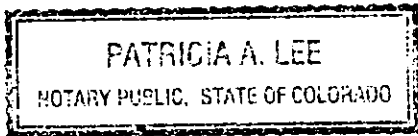
a Notary Public in and for said State, personally appeared

Deborah K. Behrend - George N. Bishop
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.

MY COMMISSION EXPIRES: Jan. 14, 1996
Bonded Thru NOTARY PUBLIC AGENCY

WITNESS my hand and official seal.



Patricia A. Lee
Signature

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 7/6/94

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

boxwfsd.ese

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

Title _____

Title _____

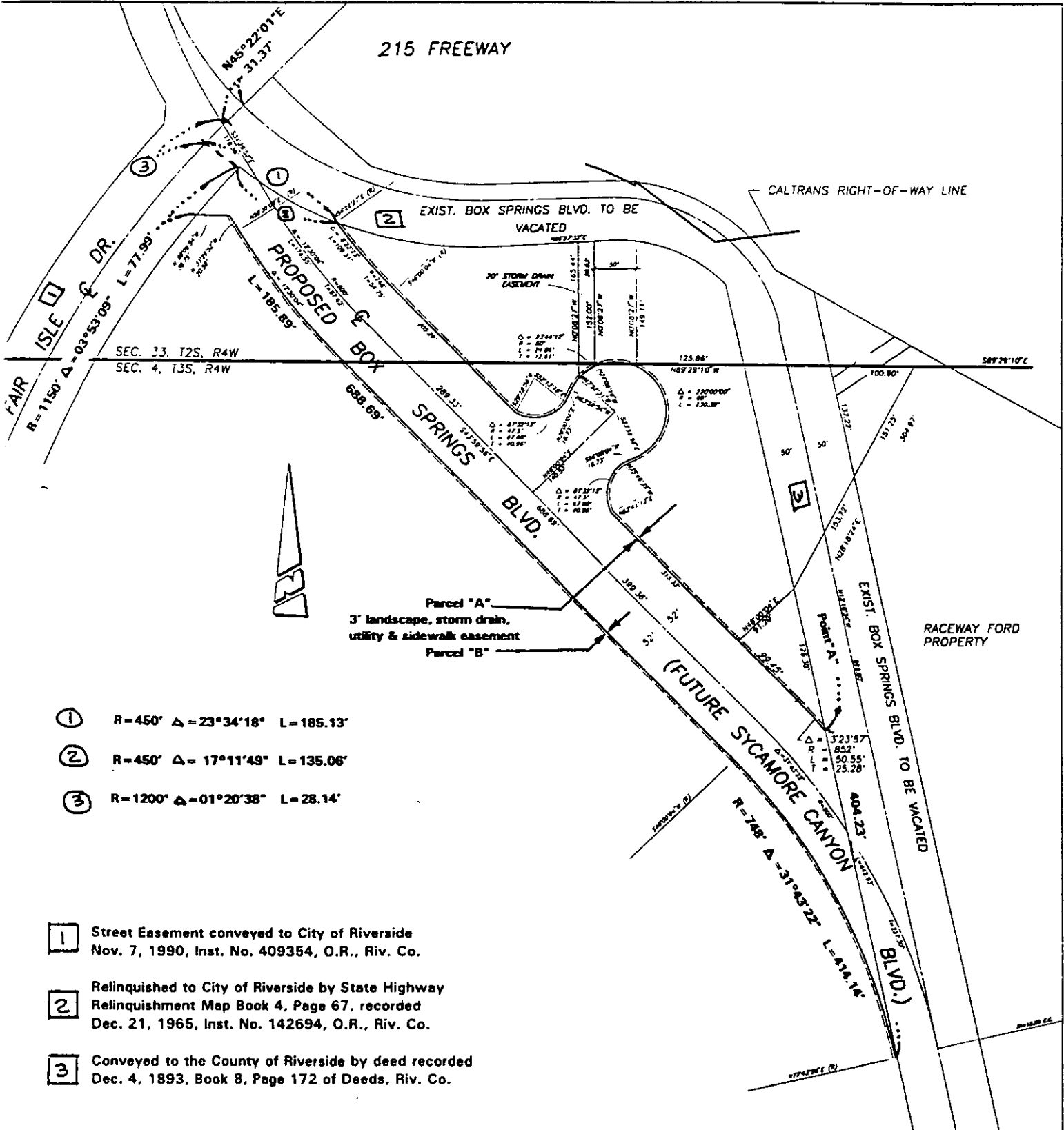
- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

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

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

APPROVED AS TO FORM

[Signature]
Stan I. Yamamoto, City Clerk



- ① R=450' Δ=23°34'18" L=185.13'
- ② R=450' Δ=17°11'49" L=135.06'
- ③ R=1200' Δ=01°20'38" L=28.14'

- 1 Street Easement conveyed to City of Riverside Nov. 7, 1990, Inst. No. 409354, O.R., Riv. Co.
- 2 Relinquished to City of Riverside by State Highway Relinquishment Map Book 4, Page 67, recorded Dec. 21, 1965, Inst. No. 142694, O.R., Riv. Co.
- 3 Conveyed to the County of Riverside by deed recorded Dec. 4, 1893, Book 8, Page 172 of Deeds, Riv. Co.

• 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 1

12/24/93
00/00

SCALE: 1"=160' DRAWN BY: KARL DATE: 2/10/94 SUBJECT: BOX SPRINGS REALIGNMENT

13.721