

906

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

FREE RECORDING

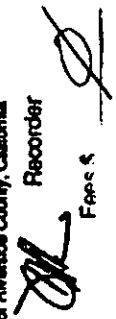
This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

JAN - 3 1995

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$



FOR RECORDER'S OFFICE USE ONLY

Project: Orangecrest School Site

GRANT OF EASEMENT

RIVERSIDE UNIFIED SCHOOL DISTRICT, a public school district, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant 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 public street and highway purposes, together with all rights to construct and maintain utilities, sewers, drains and other improvements consistent with the use as a public street and highway, 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.

Dated 12-20-94

RIVERSIDE UNIFIED SCHOOL DISTRICT, a public school district

By 

Title _____

By _____

Title _____

GENERAL ACKNOWLEDGEMENT

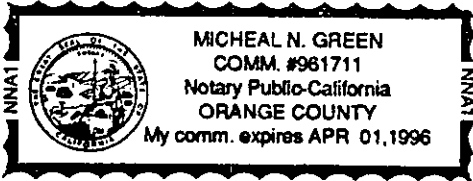
State of California }
County of Riverside }^{ss}

On 12-20-94, before me Michael N. Green
(date) (name)

a Notary Public in and for said State, personally appeared

David S. Bail
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.

Michael N. Green
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:

Riverside Unified
School District

CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)

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 12/27/94

CITY OF RIVERSIDE

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

APPROVED AS TO FORM

[Signature]
Stan T. Yamamoto, City Attorney

EXHIBIT "A"
Road Easement
Riverside Unified School District

That portion of Lots 1 and 4 in Block 37 of Alessandro Tract, as shown by map on file in Book 6 of Maps at Page 13 thereof, Records of San Bernardino County, California, also being within Parcels 1 and 2 of Record of Survey, as shown by map on file in Book 45 of Records of Survey, at Page 19 thereof, Records of Riverside County, California, described as follows:

COMMENCING at the Northeast corner of said Parcel 2, said corner also being the Northeast corner of that certain parcel described in Exhibit "A-1" conveyed to the Riverside Unified School District by Deed recorded May 4, 1994 as Instrument No. 185936, Official Records of Riverside County, California;

The following six (6) courses are along the Easterly and Southerly lines of said parcel described in Exhibit "A-1";

Thence S.00°06'41"W. along the Easterly line of said Parcel 2, a distance of 620.54 feet to the Point of Beginning of the parcel to be described;

Thence continuing S.00°06'41"W. along said Easterly line, a distance of 649.94 feet to the Northerly line of that certain parcel conveyed to the County of Riverside by Deed recorded May 26, 1970, as Instrument No. 49016, Official Records of Riverside County, California;

Thence S.89°34'43"W. along said Northerly line, a distance of 33.00 feet to a line parallel with and 33.00 feet Westerly, measured at right angles from the Easterly line of said Parcel 2;

Thence N.00°06'41"E. along said parallel line, a distance of 571.74 feet;

Thence N.45°12'47"W., a distance of 17.07 feet;

Thence Course "A", S.89°27'46"W., a distance of 1288.53 feet to the Southwest corner of said parcel described in Exhibit "A-1", said corner being on the Westerly line of said Parcel 2, and also being the Southeast corner of that certain parcel conveyed to the Riverside Unified School District by Deed recorded May 4, 1994 as Instrument No. 185938, Official Records of Riverside County, California;

The following four (4) courses are along the Southerly and Westerly lines of said last mentioned parcel conveyed to the Riverside Unified School District;

Thence continuing S.89°27'46"W., a distance of 44.01 feet to a line parallel with and 44.00 feet Westerly, measured at right angles from said Westerly line of Parcel 2;

Thence N.00°32'14"W., a distance of 66.00 feet;

Thence N.44°49'36"E., a distance of 16.86 feet to a line parallel with and 33.00 feet Westerly, measured at right angles from said Westerly line of Parcel 2;

Thence Course "B", N.00°11'26"E. along said parallel line, a distance of 72.49 feet;

Thence Course "C", continuing along said Westerly line of last mentioned parcel conveyed to the Riverside Unified School District and Westerly line of said parcel described in Exhibit "A-1", Northeasterly on a curve concave Southeasterly, having a radius of 433.00 feet, through an angle of 32°32'10", an arc length of 245.88 feet;

The following two (2) courses are along the Westerly lines of said parcel described in Exhibit "A-1":

Thence Course "D", N.32°43'36"E., a distance of 123.02 feet;

Thence Course "E", Northeasterly on a curve concave Northwesterly, having a radius of 367.00 feet, through an angle of 33°15'50", an arc length of 213.07 feet to the Northwest corner of said parcel described in Exhibit "A-1", said corner also being the Southwest corner of Gumtree Lane, (Lot "O", 1' barrier strip) of Tract 21834-2, as shown by map on file in Book 197 of Maps, at Pages 16 through 21 thereof, Records of Riverside County, California;

Thence N.89°27'46"E. along the Northerly line of said parcel described in Exhibit "A-1", also being the Southerly line of said Gumtree Lane, a distance of 66.00 feet to the Southeast corner thereof, being on a line concentric with and 66.00 feet Southeasterly, measured radially from said Course "E";

Thence Southwesterly along said concentric line on a non-tangent curve concave Northwesterly, having a radius of 433.00 feet, through an angle of 33°15'50", an arc length of 251.38 feet (the initial radial line bears N.89°27'46"E.) to a line parallel with and 66.00 feet Southeasterly, measured at right angles from said Course "D";

Thence S.32°43'36"W. along said parallel line, a distance of 123.02 feet to a line concentric with and 66.00 feet Southeasterly, measured radially from said Course "C";

Thence Southwesterly along said concentric line on a curve concave Southeasterly, having a radius of 367.00 feet, through an angle of 32°32'10", an arc length of 208.41 feet to a line parallel with and 66.00 feet Easterly, measured at right angles from said Course "B";

LEGAL DESCRIPTION
Riverside Unified School District
Road Easement
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Thence S.00°11'26"W. along said parallel line, a distance of 71.35 feet;
Thence S.45°10'24"E., a distance of 17.08 feet to a line parallel with and 66.00 feet
Northerly, measured at right angles from said Course "A";
Thence N.89°27'46"E. along said parallel line, a distance of 644.93 feet;
Thence N.44°27'46"E., a distance of 14.14 feet to a line parallel with and 76.00 feet
Northerly, measured at right angles from said Course "A";
Thence N.89°27'46"E. along said parallel line, a distance of 248.00 feet;
Thence S.45°32'14"E., a distance of 14.14 feet to a line parallel with and 66.00 feet
Northerly, measured at right angles from said Course "A";
Thence N.89°27'46"E. along said parallel line, a distance of 375.49 feet to the Point of
Beginning.

The above described parcel of land contains 3.604 acres, more or less.



J. F. DAVIDSON ASSOCIATES, INC.
Prepared Under the Supervision of:

Marissa Crowther

Marissa Crowther, PLS No. 6152

Date: DECEMBER 5th 1994

RLS/MC/yb
leg:leg-hy4

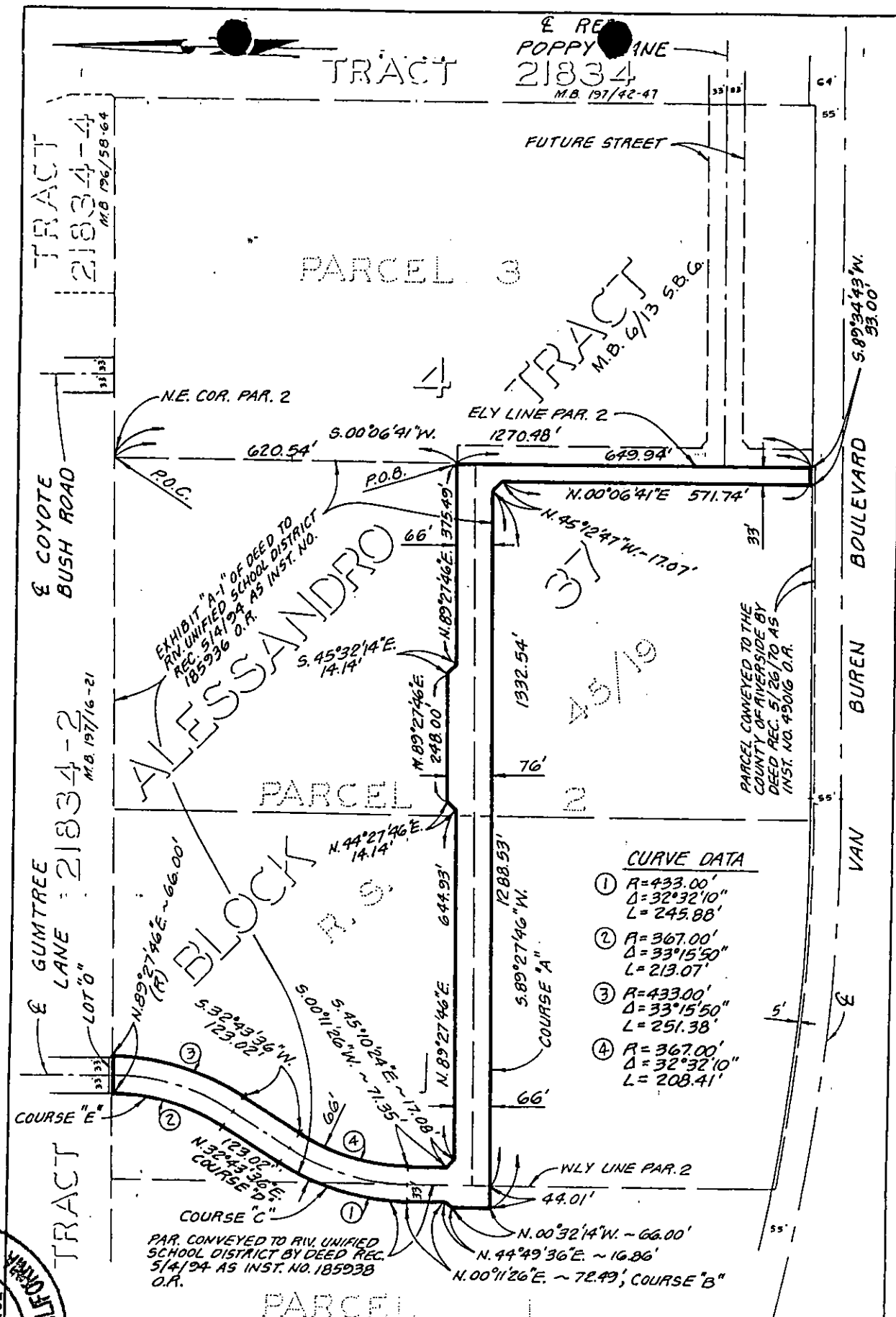
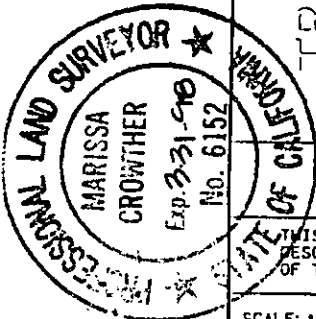
DESCRIPTION APPROVAL 12/29/94
Amel S. P. by *Kep*
SURVEYOR, CITY OF RIVERSIDE

PREPARED UNDER THE SUPERVISION OF:

Marissa Crowther 12-5-94

J. F. Davidson Associates, Inc.

Date



CURVE DATA

①	R=433.00'
	Δ=32°32'10"
	L=245.88'
②	R=367.00'
	Δ=33°15'50"
	L=213.07'
③	R=433.00'
	Δ=33°15'50"
	L=251.38'
④	R=367.00'
	Δ=32°32'10"
	L=208.41'

J.F. DAVIDSON ASSOCIATES, INC. C.B. 11/34

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

21-12545-01(P)

SCALE: 1" = 200'

DRAWN BY: RLS DATE: 7/15/94

SUBJECT: ROAD EASEMENT

13780