



124329

When recorded mail to:

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

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

APR - 5 1996

FREE RECORDING

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

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Handwritten initials: *DN*

Project: Brockton-Tequesquite
Intersection Improvements
A.P.N. 217-300-012 & 013

13961

GRANT OF EASEMENT

RIVERSIDE COMMUNITY HOSPITAL, a non-profit corporation, 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 located in the City of Riverside, County of Riverside, State of California, described as follows:

Those portions of Lot 156 of the Lands of the Southern California Colony Association, as shown by map on file in Book 7, Page 3 of Maps, records of San Bernardino County, California, described as follows:

PARCEL A

A strip of land 55.00 feet in width, lying 24.50 feet northeasterly and 30.50 feet southwesterly, of the following described line:

COMMENCING at the intersection of the centerline of Fourteenth Street with

the centerline of Brockton Avenue as shown by Record of Survey on file in Book 71, Page 49 of Record of Surveys, records of Riverside County, California;

THENCE South $48^{\circ}26'16''$ West, along said centerline of Brockton Avenue, a distance of 1080.69 feet to an intersection with the centerline of Tequesquite Avenue as shown by said Record of Survey;

THENCE South $41^{\circ}33'44''$ East, at right angle to said centerline of Brockton Avenue, a distance of 44.00 feet to the northwesterly line of that certain parcel of land described in deed to Riverside Community Hospital by deed recorded May 29, 1973, as Instrument No. 68678 of Official Records of said Riverside County, and the POINT OF BEGINNING of this line description;

THENCE continuing South $41^{\circ}33'44''$ East, a distance of 9.38 feet to the beginning of a tangent curve concaving northeasterly and having a radius of 500.00 feet;

THENCE southeasterly to the left along said curve through a central angle of $18^{\circ}44'11''$ an arc length of 155.49 feet;

THENCE South $60^{\circ}17'55''$ East, a distance of 237.56 feet to the southeasterly line of said Lot 156 and the END of this line description.

The sidelines of said strip of land shall be lengthened or shortened to terminate in said northwesterly line of said parcel described in deed to Riverside Community Hospital and lengthened or shortened to terminate in said southeasterly line of Lot 156.

Area - 22,629 square feet, more or less.

PARCEL B

BEGINNING at the most northerly corner of **PARCEL A** as described hereinabove;

THENCE South $41^{\circ}33'44''$ East, a distance of 9.38 feet to the beginning of a tangent curve concaving northeasterly and having a radius of 475.50 feet;

THENCE southeasterly along said curve through a central angle of $1^{\circ}14'40''$ an arc length of 10.33 feet; the preceding two courses being along the northeasterly line of said **PARCEL A**;

THENCE North $47^{\circ}11'37''$ East, a distance of 9.50 feet;

THENCE North $8^{\circ}08'23''$ East, a distance of 30.15 feet to the northwesterly line of that certain parcel of land described in deed to Riverside Community Hospital by deed recorded May 29, 1973, as Instrument No 68678 of Official

Records of said Riverside County;

THENCE South $48^{\circ}26'16''$ West, along said northwesterly line, a distance of 32.60 feet to the POINT OF BEGINNING.

Area - 412 square feet, more or less.

PARCEL C

BEGINNING at the most westerly corner of **PARCEL A** as described hereinabove;

THENCE South $41^{\circ}33'44''$ East, a distance of 9.38 feet to the beginning of a tangent curve concaving northeasterly and having a radius of 530.50 feet;

THENCE southeasterly along said curve through a central angle of $0^{\circ}59'23''$ an arc length of 9.16 feet; the preceding two courses being along the southwesterly line of said **PARCEL A**;

THENCE South $47^{\circ}26'53''$ West, a distance of 3.50 feet;

THENCE South $87^{\circ}24'30''$ West, a distance of 29.58 feet to the northwesterly line of that certain parcel of land described in deed to Riverside Community Hospital by deed recorded May 29, 1973, as Instrument No 68678 of Official Records of said Riverside County;

THENCE North $48^{\circ}26'16''$ East, along said northwesterly line, a distance of 26.42 feet to the POINT OF BEGINNING.

Area - 278 square feet, more or less.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.



Mark S. Brown 12/18/95 Prep. Kgp
 Mark S. Brown, L.S. 5655 Date
 License Expires 9/30/99

Dated March 7, 1996

RIVERSIDE COMMUNITY HOSPITAL, a non-profit corporation

By Nancy J. Bittling

Title President / CEO

By [Signature]

Title SR VP Finance / CFO

GENERAL ACKNOWLEDGEMENT

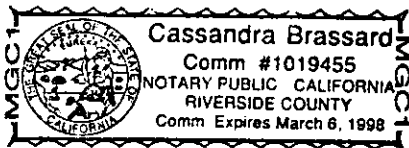
State of California }
County of Riverside } ss

On 3-13-96, before me CASSANDRA BRASSARD
(date) (name)

a Notary Public in and for said State, personally appeared

NANCY J. BITTLING & Karl Carrier
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.

[Signature]
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

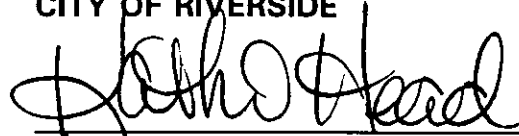
The party(ies) executing this document is/are representing:

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.

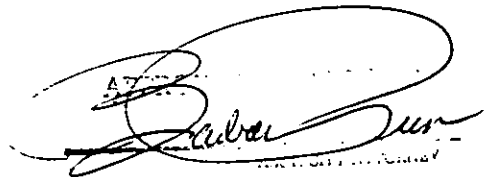
Dated 3/29/96

CITY OF RIVERSIDE



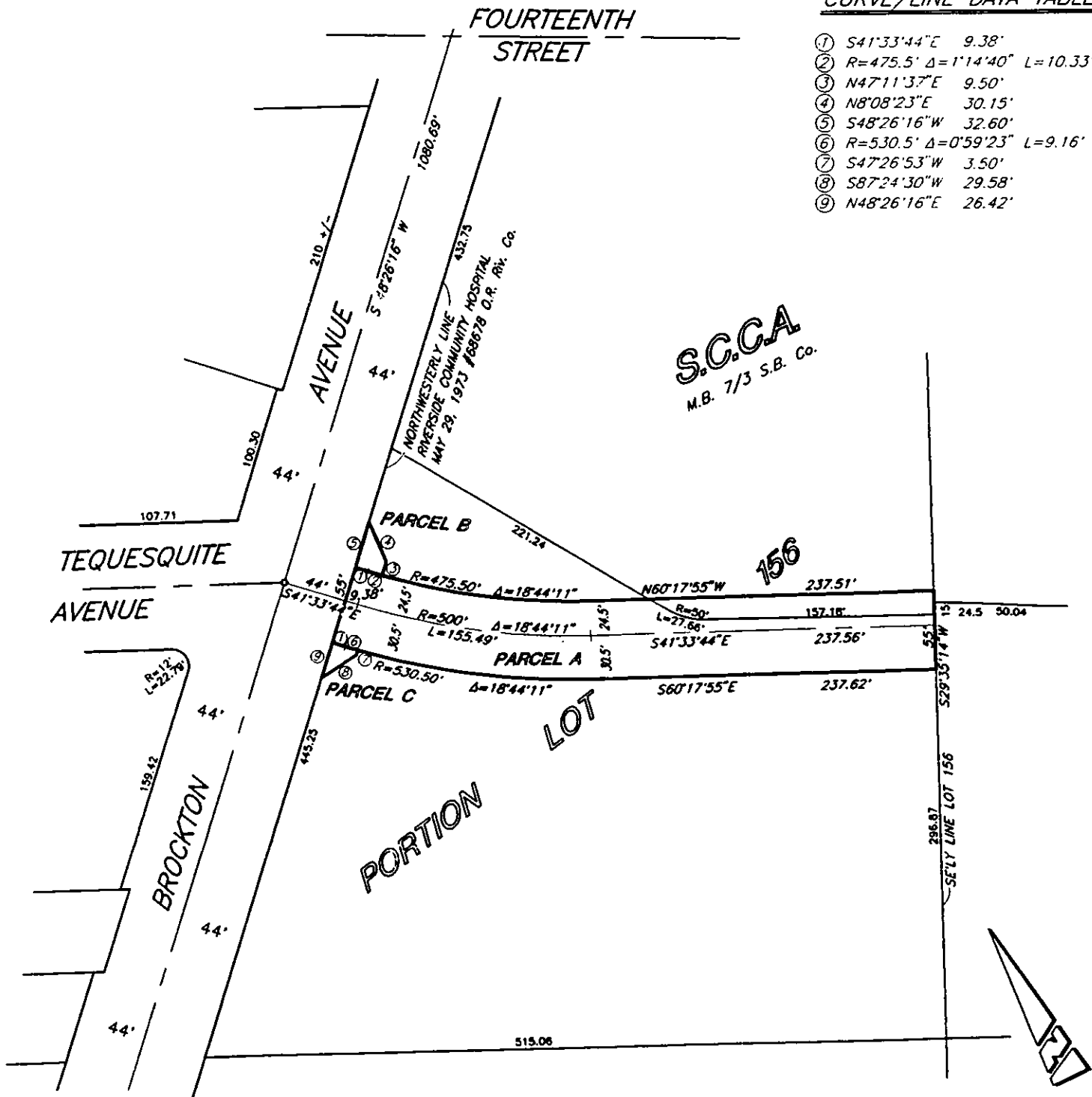
Real Property Services Manager
of the City of Riverside

RCH35.GOE



CURVE/LINE DATA TABLE

- ① S41°33'44"E 9.38'
- ② R=475.5' Δ=1°14'40" L=10.33'
- ③ N47°11'37"E 9.50'
- ④ N8°08'23"E 30.15'
- ⑤ S48°26'16"W 32.60'
- ⑥ R=530.5' Δ=0°59'23" L=9.16'
- ⑦ S47°26'53"W 3.50'
- ⑧ S87°24'30"W 29.58'
- ⑨ N48°26'16"E 26.42'



● 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

39/1

SCALE: N.T.S.

DRAWN BY: Kgs 12/14/95

BROCKTON - TEQUESQUITE INTERSECTION IMPROVEMENTS