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151178

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 26 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 \$ ME

FOR RECORDER'S OFFICE USE ONLY

D- 10069

Project: **PD-005-856**
Quail Run Rd.

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **THE SPANOS CORPORATION, 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 **sanitary sewer 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

constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing,
relocating, renewing and removing said **sanitary sewer facilities**.

Dated APRIL 22, 1996

THE SPANOS CORPORATION,
a California corporation

by Ray Hanes

title VICE PRES.

by _____

title _____

GENERAL ACKNOWLEDGEMENT

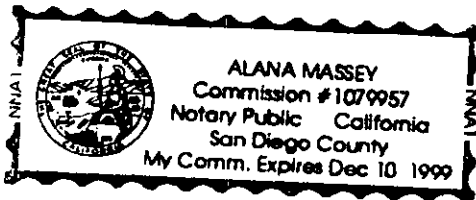
State of California }
County of San Diego } ss

On 4/22/96, before me Alana Massey, Notary Public
(date) (name)

a Notary Public in and for said State, personally appeared

Ray Hares
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.

Alana Massey
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 4/26/96

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

pdoo5856.swr

APPROVED AS TO FORM
[Signature]
CITY ATTORNEY

EXHIBIT "A"

PARCEL 1

Those portions of Lots 2, 3 and Lot "A" (Quail Run Road) of Tract No. 14540, as shown by map on file in Book 163 of Maps at pages 52 through 56 inclusive thereof, Records of Riverside County, California, more particularly described as follows:

Beginning at the northwest corner of the south half of the southeast quarter of the northwest quarter of the northeast quarter of Section 32, Township 2 South, Range 4 West, San Bernardino Meridian, said corner also being an angle point in Lot 1 of said Tract No. 14540, said corner also being the beginning of a non-tangent curve, concave northeasterly, having a radius of 51.00 feet, the radial line at said point bears South 19° 29' 40" East;

Thence southwesterly and northwesterly along said curve, to the right, through a central angle of 101° 53' 59", an arc distance of 90.70 feet for the TRUE POINT OF BEGINNING, said point being the beginning of a non-tangent curve, concave easterly, having a radius of 189.00 feet, the radial line at said point having a radius of 51.00 feet bears South 82° 24' 19" West, the radial line at said point having a radius of 189.00 feet bears North 23° 35' 42" West;

Thence southwesterly along said last mentioned curve, to the left, through a central angle of 64° 51' 10", an arc distance of 213.93 feet, the radial line at said point bears North 88° 26' 53" West;

Thence North 86° 30' 00" West, a distance of 292.82 feet;

Thence North 42° 39' 22" West, a distance of 186.16 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 206.00 feet;

Thence northwesterly along said curve, to the right, through a central angle of 28° 21' 20", an arc distance of 101.95 feet, the radial line at said point bears South 75° 41' 57" West;

Thence North 69° 06' 38" West, a distance of 10.32 feet to the southeast corner of Lot 20 of Tract No. 24684, as shown by map on file in Book 219 of Maps at pages 71 through 75 inclusive thereof, Records of Riverside County, California;

Thence North $00^{\circ} 04' 10''$ East along the east line of said Lot 20, a distance of 12.84 feet to a point therein;

Thence South $69^{\circ} 06' 38''$ East, a distance of 21.22 feet to the beginning of a non-tangent curve, concave northeasterly, having a radius of 194.00 feet, the radial line at said point bears South $77^{\circ} 31' 00''$ West;

Thence southeasterly along said curve, to the left, through a central angle of $30^{\circ} 10' 23''$, an arc distance of 102.16 feet to the end thereof;

Thence South $42^{\circ} 39' 22''$ East, a distance of 181.33 feet;

Thence South $86^{\circ} 30' 00''$ East, a distance of 275.96 feet to the beginning of a non-tangent curve, concave southeasterly, having a radius of 201.00 feet, the radial line at said point bears North $84^{\circ} 54' 38''$ West;

Thence northeasterly along said curve, to the right, through a central angle of $62^{\circ} 46' 55''$, an arc distance of 220.25 feet to a point of cusp on a curve, concave easterly, having a radius of 51.00 feet, the radial line at said point having a radius of 201.00 feet bears North $22^{\circ} 07' 43''$ West, the radial line at said point having a radius of 51.00 feet bears North $82^{\circ} 57' 17''$ West;

Thence southerly along said last mentioned curve, to the left, through a central angle of $14^{\circ} 38' 24''$, an arc distance of 13.03 feet to the true point of beginning.

Containing 0.22 acres more or less.

PARCEL 2

That portion of Lot 20 of Tract No. 24684, as shown by map on file in Book 219 of Maps at pages 71 through 75 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the southeast corner of said Lot 20;

Thence North 69° 06' 38" West along the southwesterly line of said Lot 20, a distance of 135.83 feet to the southwest corner thereof, said corner being the beginning of a non-tangent curve, concave northwesterly, having a radius of 76.00 feet, the radial line at said point bears South 69° 06' 38" East;

Thence northerly along the west line of said Lot 20, and along said curve, to the left, through a central angle of 07° 33' 39", an arc distance of 10.03 feet to a point in a line parallel with and distant northeasterly 10.00 feet, measured at a right angle, from said southwesterly line of Lot 20, the radial line at said point bears South 76° 40' 17" East;

Thence South 69° 06' 38" East along said parallel line, a distance of 61.93 feet;

Thence North 20° 53' 22" East, a distance of 2.00 feet to a point in a line parallel with and distant 12.00 feet, measured at a right angle, from said southwesterly line of Lot 20;

Thence South 69° 06' 38" East along said parallel line, a distance of 70.00 feet to a point in the east line of said Lot 20;

Thence South 00° 04' 10" West along said east line, a distance of 12.84 feet to the point of beginning.

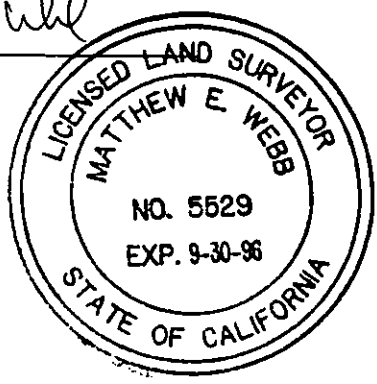
Containing 0.03 acres more or less.

PREPARED UNDER MY SUPERVISION:

Matthew E. Webb
Matthew E. Webb, L.S. 5529

3/8/96
Date

Prepared by: aj
Checked by: AM



DESCRIPTION APPROVAL 3/1/96
James S. Bur by JE
SURVEYOR, CITY OF RIVERSIDE

HUMBOLT COURT LOT "E"

PARCEL 2 (SEE SHEET 2)

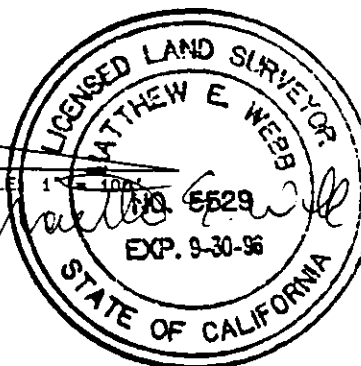
21 22 23 24

TRACT NO. 24584

M.B. 219/71-75

$\Delta=28^{\circ}21'20''$
 $R=206.00$
 $L=101.95$
 $T=52.04$

$N 69^{\circ}06'38''W$
 21.22



SCALE 1" = 100'

TRACT NO. 14540

M.B. 163/52-56

PARCEL 1

$N 86^{\circ}30'00''W$ 292.82

$N 86^{\circ}30'00''W$ 275.96

$N 42^{\circ}39'22''W$ 186.16

$N 42^{\circ}39'22''W$ 181.33

$\Delta=30^{\circ}10'23''$
 $R=194.00$
 $L=102.16$
 $T=52.30$

$N 77^{\circ}11'00''E$

LOT "A"

$L=220.25$
 $R=201.00$
 $T=122.65$
 $\Delta=62^{\circ}45'55''$

$R=189.00$
 $L=213.93$
 $\Delta=64^{\circ}51'10''$
 $T=120.07$

$N 88^{\circ}26'53''W$
 $N 84^{\circ}54'38''W$

$N 22^{\circ}07'43''W$
 $R=201$

$N 82^{\circ}57'17''W$
 $R=51$

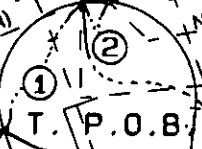
$N 82^{\circ}24'19''E$
 $R=51$

① $\Delta=101^{\circ}53'59''$
 $R=51.00$
 $L=90.70$
 $T=62.87$

② $\Delta=14^{\circ}38'24''$
 $R=51.00$
 $L=13.03$
 $T=6.55$

$\Delta=19^{\circ}29'40''E$ (R)

P.O.C.



NW COR. S 1/2, SE 1/4, NW 1/4,
 NE 1/4 OF SECTION 32 T.2 S.,
 R.4 W., S. B. M.

CITY OF RIVERSIDE, CALIFORNIA ^{57/2} _{42/7+8}

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 2

95-168
 PLN716

SCALE: 1" = 100'

DRWN BY Alan DATE 2/7/96
 CHKD BY Q/A DATE 2/9/96

SUBJECT: TRACT NO. 14540 SEWER EASEMENT

HUMBOLT COURT

LOT "E" 33'

22

21

20

19

18

TRACT NO. 24534

M.B. 219/71-75

TRACT NO. 14540

M.B. 163/52-56

SEE SHEET 1



N 76° 40' 17" W (R)
N 69° 08' 38" W (R)

N 69° 06' 38" W 61.93
N 20° 53' 22" E 2.00

N 69° 06' 38" W 135.83
N 69° 06' 38" W 70.00

N 00° 04' 10" E 12.84

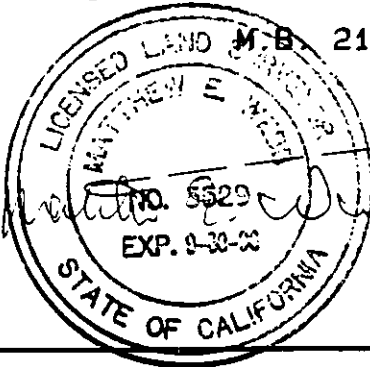
N 69° 06' 38" W 21.22

1
Δ=7° 33' 39"
R=76.00
L=10.03
T=5.02

P.O.B.
PAR. 2

N 69° 06' 38" W 10.32
R=205.00 L=101.95 Δ=26° 21' 19" T=52.04
R=194.00 L=102.16 Δ=30° 10' 22" T=52.30

PARCEL 1



CITY OF RIVERSIDE, CALIFORNIA ^{42/748} 5712

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SHEET 2 OF 2

95-168
PLN718

SCALE: 1" = 40'

DRAWN BY *Alan* DATE 2/7/96
CHKD BY *AW* DATE 2/7/96

SUBJECT: TRACT NO. 14540 SEWER EASEMENT