

When recorded mail to:

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

138001

RECEIVED FOR RECORD  
AT 8:00AM

APR 10 1998

Recorded in Official Records  
of Riverside County, California

Recorder 0  
Fees \$ \_\_\_\_\_

**FREE RECORDING**

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

FOR RECORDER'S OFFICE USE ONLY

Project: S.A.R. Bikepath

D- \_\_\_\_\_

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M

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**EDDIE R. FISCHER**, as Trustee of the Fischer Family Trust established January 24, 1975 as amended and restated January 14, 1988 as to an undivided 34.31690% interest;

**HENRY C. COX, II and JACQUELINE N. COX**, husband and wife as community property, as to an undivided 25.73768% interest;

**JOHN L. WEST and BEVERLY J. WEST**, husband and wife as community property, as to an undivided 25.73768% interest;

and

**JURUPA WESTERN, INC.**, a California Corporation, as to an undivided 14.20774% interest;

as Grantors, 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 the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of a **BICYCLE, PEDESTRIAN, AND EQUESTRIAN TRAIL**, 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, and in the 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 **BICYCLE, PEDESTRIAN, AND EQUESTRIAN TRAIL**.

Said easement is granted upon the condition that said Grantors, their successors or assigns can, with the consent of the Public Works Director of the City of Riverside, realign, relocate, regrade, and reconstruct said **BICYCLE, PEDESTRIAN, AND EQUESTRIAN TRAIL** to Public Works specifications. Said Grantors acknowledge that any relocation of said easement may require the granting of additional rights of way and the quitclaim of all or a portion of this easement and the preparations of all necessary plans, documents, deeds, descriptions, and plats will be done at their own expense.

Dated 3/19/98

EDDIE R. FISCHER, as Trustee of the Fischer Family Trust established January 24, 1975 as amended and restated January 14, 1988 as to an undivided 34.31690% interest;

Eddie R. Fischer  
EDDIE R. FISCHER

GENERAL ACKNOWLEDGEMENT

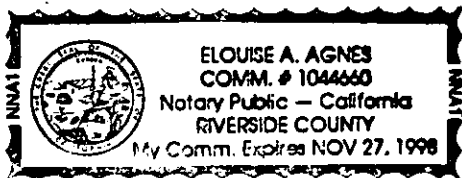
State of California }  
County of RIVERSIDE } ss

On MARCH 14, 1998 before me ELOUISE A. AGNES  
(date) (name)

a Notary Public in and for said State, personally appeared

EDDIE R. FISCHER  
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.

Eloise A. Agnes

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dated 3/19/98

HENRY C. COX, II and JACQUELINE N. COX, husband and wife as community property, as to an undivided 25.73768% interest;

[Signature]  
HENRY C. COX, II

[Signature]  
JACQUELINE N. COX

GENERAL ACKNOWLEDGEMENT

State of California }  
County of RIVERSIDE } ss

On 3-19-98, before me ELOUISE A AGNES  
(date) (name)

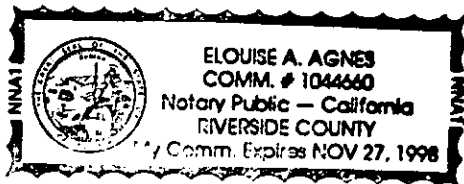
a Notary Public in and for said State, personally appeared

HENRY C COX II & JACQUELINE  
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]



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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dated 3/19/98

JOHN L. WEST and BEVERLY J. WEST,  
husband and wife as community property,  
as to an undivided 25.73768% interest;

John L. West  
JOHN L. WEST  
Beverly J. West  
BEVERLY J. WEST

GENERAL ACKNOWLEDGEMENT

State of California }  
County of RIVERSIDE } ss

On 3-19-98, before me ELOUISE A. AGNES  
(date) (name)

a Notary Public in and for said State, personally appeared

JOHN L. WEST & BEVERLY J. WEST  
Name(s) of Signer(s)

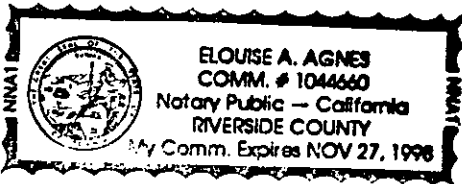
personally known to me - OR -  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the

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:



Elouise A. Agnes

Dated 3/19/98

JURUPA WESTERN, INC., a California Corporation, as to an undivided 14.20774% interest;

BY: [Signature]  
TITLE: PRESIDENT

BY: [Signature]  
TITLE: VICE-PRES

GENERAL ACKNOWLEDGEMENT

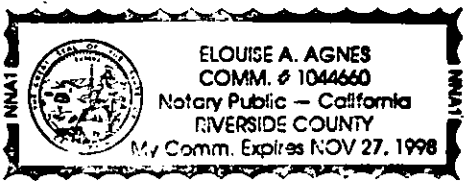
State of California  
County of RIVERSIDE } ss

On 3-19-98, before me ELOUISE A. AGNES  
(date) (name)

a Notary Public in and for said State, personally appeared

JOHN L. WEST & HENRY C. COXTI  
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



[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

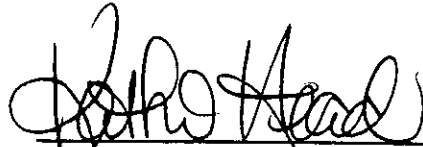
The party(ies) executing this document is/are representing:  
\_\_\_\_\_  
\_\_\_\_\_

**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 3/31/98

**CITY OF RIVERSIDE**



Real Property Services Manager  
of the City of Riverside

**APPROVED AS TO FORM**  
*Carolyn Confer 3/26/98*  
**CAROLYN CONFER**  
**ASSISTANT CITY ATTORNEY**

BIKE.DOC

EXHIBIT A  
S.A.R. BIKEPATH  
Tyler Street and Jurupa Avenue

THAT PORTION OF LOT A (OHIO AVENUE) OF THE BIXMILL TRACT AS SHOWN BY MAP ON FILE IN MAP BOOK 16, PAGES 28 THROUGH 30, THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THAT PORTION OF LOT 7 AND 8, AND THE WEST HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN BY A MAP SHOWING A SUBDIVISION OF THE RANCHO LA SIERRA AND RANCHO JURUPA ON FILE IN MAP BOOK 6, PAGE 70 THEREOF, RECORDS OF SAID COUNTY, AND THAT PORTION OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN AS SHOWN BY MAP OF RANCHO JURUPA ON FILE IN MAP BOOK 9, PAGE 33, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, SAID PORTIONS BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF JURUPA AVENUE AND THE WESTERLY BOUNDARY OF TRACT 18653 ON FILE IN MAP BOOK 157, PAGES 31 THROUGH 33 THEREOF, RECORDS OF SAID COUNTY;

THENCE NORTH  $30^{\circ}35'32''$  EAST, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 365.41 FEET TO THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A TAX DEED TO MICHAEL J. NOSANOV, RECORDED MARCH 24, 1994 AS INSTRUMENT 124410 OFFICIAL RECORDS OF SAID COUNTY;

THENCE NORTH  $59^{\circ}24'28''$  WEST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, A DISTANCE OF 50.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL, SAID CORNER ALSO BEING ON THE NORTHWESTERLY LINE OF SAID LOT A (OHIO AVENUE);

THENCE NORTH  $30^{\circ}35'32''$  EAST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 151.66 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 150.11 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF  $19^{\circ}43'16''$ , AN ARC DISTANCE OF 51.67 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE NORTH  $50^{\circ}18'48''$  EAST A DISTANCE OF 555.70 FEET TO THE NORTHWEST CORNER OF SAID LOT A, SAID CORNER BEING ON THE NORTH LINE OF SAID LOT 7;

THENCE NORTH  $89^{\circ}29'22''$  WEST ALONG SAID NORTH LINE OF LOT 7, A DISTANCE OF 94.16 FEET TO A POINT ON THE EAST LINE OF A PARCEL DESCRIBED IN A DEED RECORDED APRIL 11, 1923 IN BOOK 589, PAGE 43, OFFICIAL RECORDS OF SAID COUNTY, AS SAID EAST LINE IS SHOWN ON A



RECORD OF SURVEY RECORDED IN RECORD OF SURVEY BOOK 85, PAGES 65 AND 66 THEREOF;

THENCE NORTH  $0^{\circ}30'38''$  EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 51.36 FEET TO A LINE PARALLEL AND 100.00 NORTHWESTERLY, AS MEASURED AT RIGHT ANGLES, FROM SAID NORTHWESTERLY LINE OF LOT A (OHIO AVENUE);

THENCE SOUTH  $50^{\circ}18'48''$  WEST, ALONG SAID PARALLEL LINE A DISTANCE OF 516.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 250.11 FEET;

THENCE CONTINUING ALONG SAID PARALLEL LINE AND CURVE THROUGH A CENTRAL ANGLE OF  $19^{\circ}43'16''$ , AN ARC DISTANCE OF 86.09 FEET;



THENCE CONTINUING ALONG SAID PARALLEL LINE, SOUTH  $30^{\circ}35'32''$  WEST, A DISTANCE OF 151.56 FEET TO A POINT;

THENCE LEAVING SAID PARALLEL LINE, SOUTH  $23^{\circ}52'07''$  WEST, A DISTANCE OF 427.06 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 1000.00 FEET, SAID CURVE BEING THE WESTERLY PROLONGATION OF THE CENTERLINE OF JURUPA AVENUE AS SHOWN ON SAID TRACT 18653, AND FROM WHICH THE RADIUS POINT BEARS SOUTH  $3^{\circ}08'53''$  EAST;

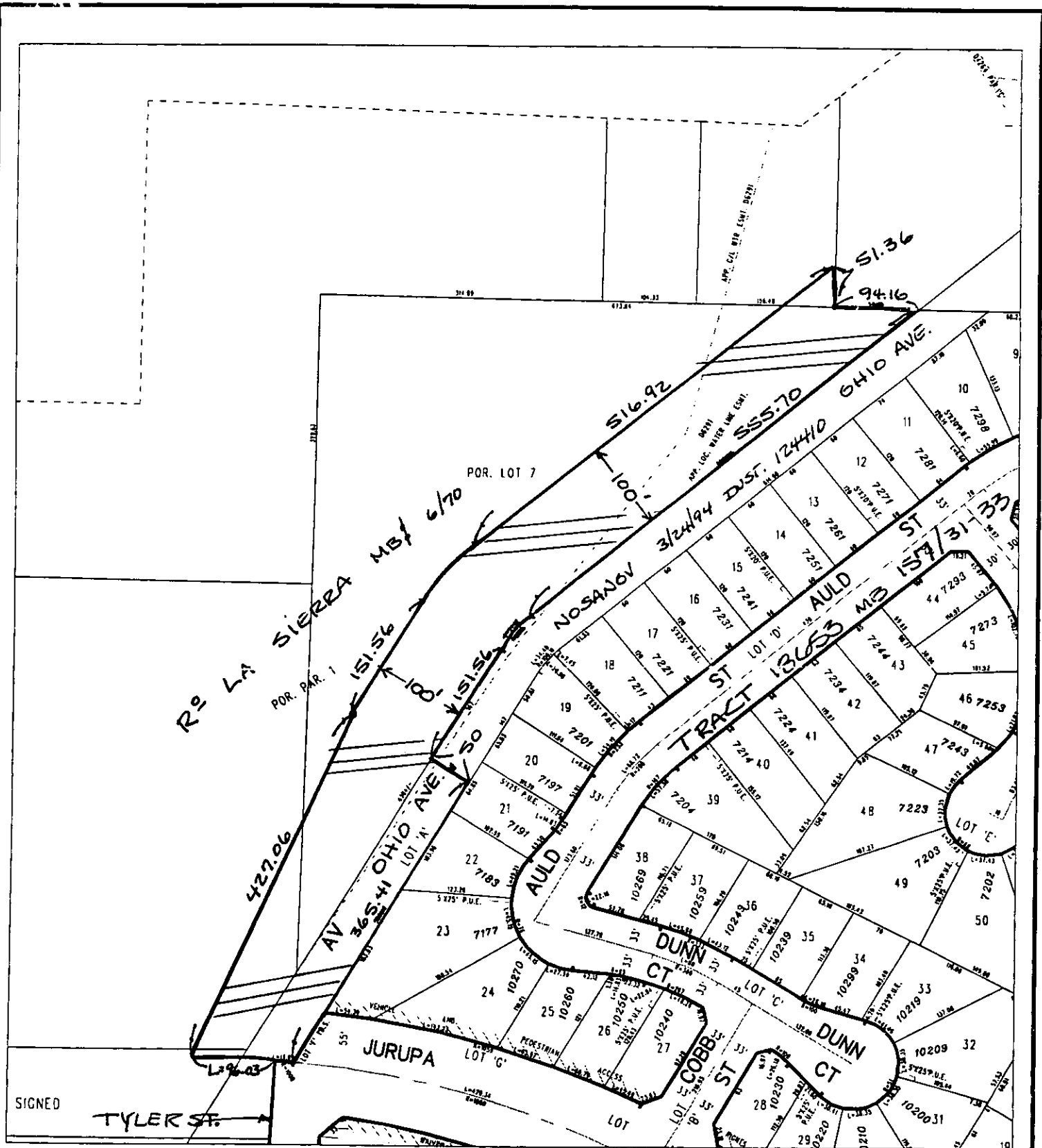
THENCE TO THE EAST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $6^{\circ}38'52''$ , AN ARC DISTANCE OF 116.02 FEET TO THE POINT OF BEGINNING.

AREA: 2.828 ACRES MORE OF LESS

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

  
 Mark S. Brown, L.S. 5655      Date 3/21/98      Prep.   
 License Expires 9/30/99





◆ 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



Scale: ~~1" = 200'~~ <sup>NTS</sup>

Drawn by: bmark

Date: 02/09/98

Subject: S.A.R. Bikepath

14201