

FA

D H 1999-383968

08/26/1999 08:00A Fee:NC

Page 1 of 7

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



When recorded mail to:

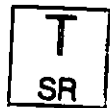
City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

FREE RECORDING

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

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	S/F	MISC
	1		7						
								✓	ES
A	R	L	COPY		LONG	REFUND	NCHG	EXAM	

D- 1155 ①



Project: *Tract No. 28491-3*
Offsite Drainage / Access Easement

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **REGIONAL PROPERTIES, INC., 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 **storm drain facilities and access**, 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 *storm drain facilities and access*.

Dated JAN. 18, 1999

REGIONAL PROPERTIES, INC.,
a California corporation

by: [Signature]
title: President

by: [Signature]
title: SECRETARY



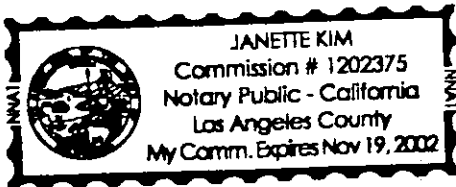
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Los Angeles } ss.

On Jan. 18, 1999, before me, Janette Kim, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Mark Rubin & Alexander Lowy
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) 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.



Place Notary Seal Above

WITNESS my hand and official seal.

Janette Kim
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here



GENERAL ACKNOWLEDGEMENT

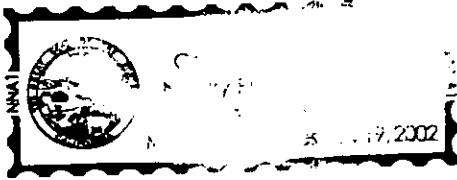
State of California }
County of _____ } ss

On _____, before me _____
(date) (name)

a Notary Public in and for said State, personally appeared

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:

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 1/27/98

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

t28491-3.sda

APPROVED AS TO FORM
Carolyn Conner 1/26/98
CAROLYN CONNER
ASSISTANT CITY ATTORNEY



December 28, 1998

W.O. 1009-003

EXHIBIT "A"
OFF-SITE DRAINAGE EASEMENT & ACCESS EASEMENT
Tract 28491-3

DRAINAGE EASEMENT

That portion of Parcel 10 of Parcel Map 4806 as shown by map on file in Book 7 of Parcel Maps at Pages 8 through 12 thereof, Records of Riverside County, California, lying within a strip of land 30.00 feet wide, the centerline being described as follows:

Commencing at the Southerly terminus of a course in the Westerly line of Tract 28491-3 as shown by map on file in Book 283 of Maps at Pages 45 through 48 thereof, Records of Riverside County, California, which bears N.00°34'34"E., a distance of 588.70 feet;

Thence N.00°34'34"E. along said Westerly line, a distance of 5.00 feet to the point of beginning of the centerline to be described;

Thence N.89°25'26"W., a distance of 40.00 feet to the termination of said centerline description.

The sidelines of said strip of land 30.00 feet wide shall be shortened as to terminate in the Westerly line of said Tract 28491-3 and its Southerly prolongation thereof.

ACCESS EASEMENT

That portion of Parcels 6, 7, 10 and 11 of Parcel Map 4806 as shown by map on file in Book 7 of Parcel Maps at Pages 8 through 12 thereof, Records of Riverside County, California, described as follows:

Strip 1

A strip of land 20.00 feet wide, the centerline being described as follows:

Commencing at the intersection of the Easterly line of Parcel Map 23178 as shown by map on file in Book 158 of Parcel Maps at Pages 20 through 22 thereof, Records of Riverside County, California, with the centerline of Grumman Drive as shown on said Parcel Map 23178;

Thence S.02°06'45"W. along said Easterly line, a distance of 29.94 feet to the point of beginning of the centerline to be described;

Thence S.88°10'51"E., a distance of 209.21 feet;

Thence S.00°33'37"W., a distance of 127.86 feet;

Thence S.29°41'06"W., a distance of 70.34 feet;

Thence S.04°58'04"E., a distance of 87.79 feet;

Thence S.10°24'24"E., a distance of 149.89 feet;

Thence S.00°34'34"W., a distance of 85.59 feet;



1999-383968
08/26/1999 08:08A
5 of 7

Thence S.09°39'19"W., a distance of 75.00 feet to a point hereinafter referred to as Point "A";

Thence continuing S.09°39'19"W., a distance of 59.75 feet to a point hereinafter referred to as Point "B", said point being the termination of said centerline description.

The sidelines of said strip of land 20.00 feet wide shall be prolonged or shortened as to terminate in the Easterly line of Grumman Drive as shown on said Parcel Map 23178 and as conveyed to the City of Riverside by document recorded May 8, 1998 as instrument no. 180833, Official Records of Riverside County, California; and shall also be prolonged or shortened as to terminate in a line passing through the termination of said centerline description which bears N.89°59'47"E.

Strip 2

A strip of land 50.00 feet wide, the Easterly line being described as follows:

Beginning at the herein before mentioned Point "A";

Thence S.09°39'19"W., a distance of 59.75 feet to the herein before mentioned Point "B", said point being the termination of said line description.

The sidelines of said strip of land 50.00 feet wide shall be prolonged or shortened as to terminate in a line passing through the termination of said line description which bears N.89°59'47"E.

EXCEPTING THEREFROM that portion lying within the above described Strip 1.

Strip 3

A strip of land 20.00 feet wide, the centerline being described as follows:

Commencing at the Southerly terminus of a course in the Westerly line of Tract 28491-3 as shown by map on file in Book 283 of Maps at Pages 45 through 48 thereof, Records of Riverside County, California, which bears N.00°34'34"E., a distance of 588.70 feet;

Thence N.00°34'34"E. along said Westerly line, a distance of 5.00 feet;

Thence N.89°25'26"W., a distance of 50.00 feet;

Thence S.00°34'34"W., a distance of 15.00 feet to the point of beginning of the centerline to be described;

Thence N.00°34'34"E., a distance of 143.42 feet to a point which bears S.89°59'47"W., a distance of 16.74 feet from the herein before mentioned Point "B", said point being the termination of said centerline description.

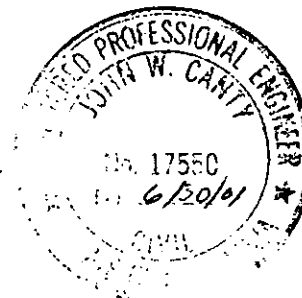
The sidelines of said strip of land 20.00 feet wide shall be prolonged or shortened as to terminate in a line passing through the termination of said centerline description which bears N.89°59'47"E.

CANTY ENGINEERING GROUP, INC.

Prepared under the supervision of:


John W. Canty R. C. E. 17550

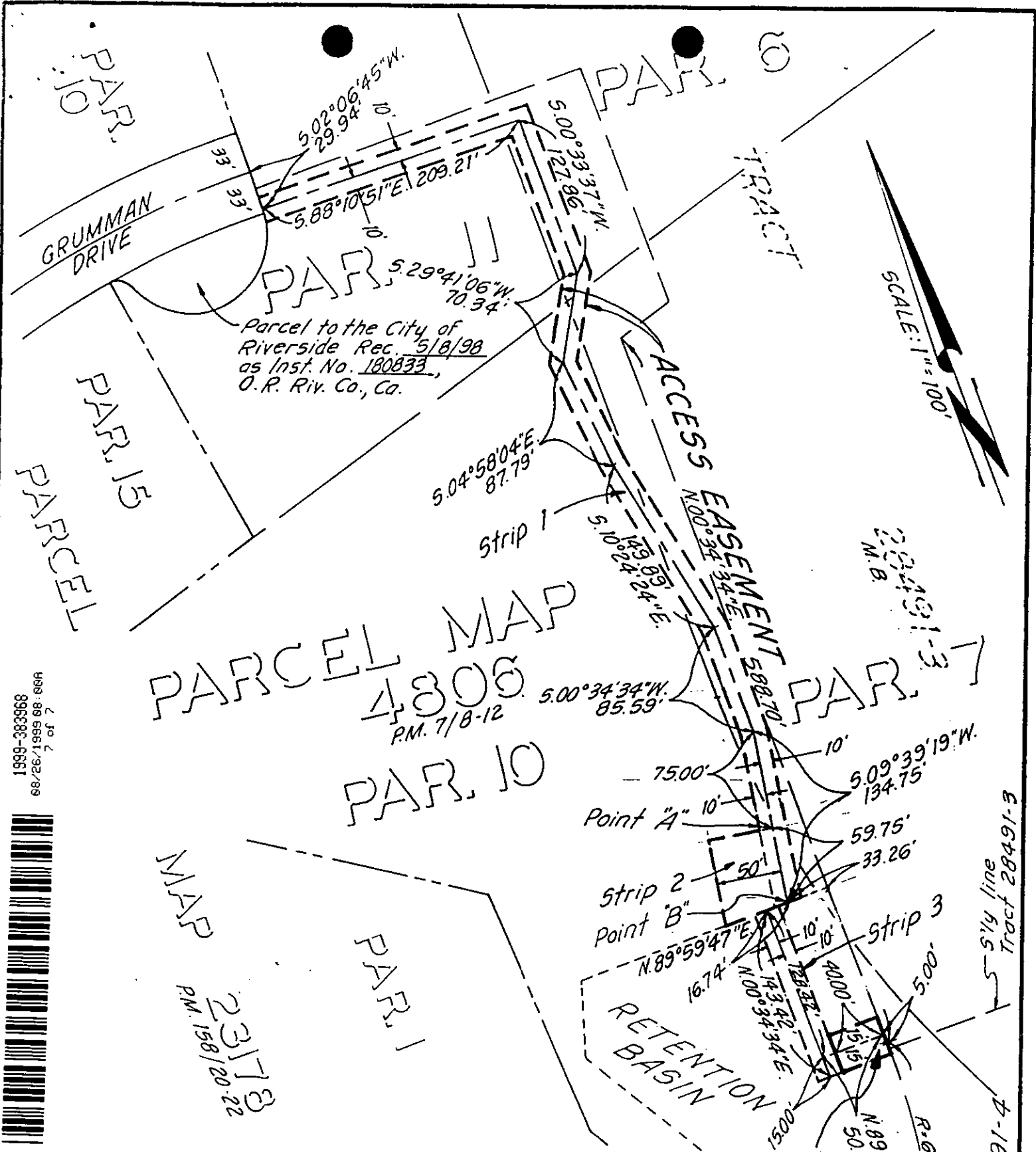
Jan. 8, 1999
Date



DESCRIPTION: SURVEY 1/12/99
Walter R. Fryc
SURVEYOR, CIVIL ENGINEER

1999-383868
08/26/1999 08:58:58A
6 of 7





PARCEL MAP 4806

PAR. 10

MAP 23173
P.M. 158/2022

1999-383586
68/26/1999 88:08A
2 of 2



CITY OF RIVERSIDE, CALIFORNIA

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

SUBJECT: OFF-SITE DRAINAGE EASEMENT AND ACCESS EASEMENT - TR. 28491-3

SCALE: 1" = 100'	DRAWN BY: M.C.	DATE: 12/28/98	W.O. 1009-003
------------------	----------------	----------------	---------------