

Took original to  
Gary Bailey 7-11-63  
to be  
recessed.  
closed.  
Victoria-Central  
Storm Drain

E A S E M E N T

STORM DRAIN EASEMENT CLAUSE

THIS INSTRUMENT, made this 11th day of July, 1963,  
by and between VICTORIA CLUB, a corporation, party of the first part, and the  
CITY OF RIVERSIDE, a municipal corporation of the State of California, the  
party of the second part;

WITNESSETH:

THAT for a valuable consideration, receipt of which is hereby acknow-  
ledged, said party of the first part does by these presents grant unto the  
said party of the second part, its successors and assigns, a perpetual ease-  
ment and right of way for the construction, reconstruction, inspection, main-  
tenance, operation, repair, replacement, and removal of underground Storm Drain-  
age facilities and all necessary appurtenances, hereinafter referred to collec-  
tively as "structures", in, under, and along that certain real property situated  
in the County of Riverside, State of California, described as follows:

That portion of Lots 4 and 11 of Victoria Ranch, as shown on  
map on file in Book 4, page 59 of Maps, Records of Riverside County,  
California, and of vacated Arroyo Drive and of Lot 112 of Division "C"  
of Hall's Addition, as shown on map on file in Book 9, page 3 of Maps,  
Records of San Bernardino County, California, all as shown on a  
Record of Survey on file in Book 39, page 56 of Records of Survey,  
Records of Riverside County, California, described as follows:

Beginning at the intersection of the easterly line of Victoria  
Avenue with the northerly line of Arroyo Drive, as shown on said  
Record of Survey;

Thence N89°46'43"E, 29.35 feet along said northerly line of  
Arroyo Drive;

Thence N04°53'12"W, 346.67 feet to the beginning of a tangent  
curve concave southwesterly, having a radius of 425 feet;

Thence northwesterly along said curve through a central angle  
of 41°00'59", an arc distance of 304.24 feet to the end of said curve;

Thence N02°18'25"E, 130.12 feet;

Thence N87°41'35"W, 345.00 feet to the easterly line of Victoria  
Avenue (66 feet wide);

Thence due south 80.06 feet along last said easterly line of  
Victoria Avenue;

Thence S87°41'35"E, 110.24 feet;

Thence S60°29'01"E, 121.87 feet;

Thence N29°30'59"E, 25.00 feet to the beginning of a non-tangent  
curve concave southwesterly, having a radius of 375 feet, a radial  
line of said non-tangent curve at said beginning thereof bears  
N29°30'59"E;

Thence southeasterly along said non-tangent curve through a  
central angle of 55°35'49", an arc distance of 393.88 feet;

Thence S04°53'12"E, 265.47 feet tangent to last said curve  
to Point "A" in the curved easterly line of Victoria Avenue, said

APPROVED AS TO DESCRIPTION

J. F. MARTINEZ  
Director of Public Works

*[Signature]*  
Assistant City Engineer

6-25-63

3/18 RK  
4/35 RK

4675

curved easterly line being a curve concave southwesterly, having a radius of 349.57 feet, a radial line of last said curve at said Point "A" bears N63°40'30"E;

Thence southeasterly along said curved easterly line through a central angle of 13°23'26", an arc distance of 81.70 feet to the point of beginning.

The above described property is designated as Parcel "C" on said Record of Survey on file in Book 39, page 56 of Records of Survey, Records of Riverside County, California.

TOGETHER WITH the right to enter upon and to pass and repass over and along the above described property, and to deposit tools, implements, and other materials thereon by said party of the second part, its officers, agents and employees, and by persons under contract with it and their employees, whenever and wherever necessary for the purpose of constructing, reconstructing, inspecting, maintaining, operating or repairing said structures.

#### ACCESS EASEMENT CLAUSE

FURTHER, said party of the first part does hereby grant unto the party of the second part, its successors and assigns, a perpetual access easement and right of way for ingress to and egress from the above described property and said storm drain facilities and structures for any and all of the purposes set forth in said Storm Drain Easement Clause, said access easement and right of way being located over and upon that certain real property, described as follows:

That portion of said Lots 4 and 11 of Victoria Ranch and of vacated Arroyo Drive and of Lot 112 of Division "C" of Hall's Addition, described as follows:

Beginning at said Point "A" in the curved easterly line of Victoria Avenue;

Thence N04°53'12"W, 104.06 feet;

Thence N45°14'48"W, 360.70 feet;

Thence N27°10'33"W, 272.01 feet;

Thence N87°41'35"W, 34.46 feet;

Thence S27°10'33"E, 293.73 feet;

Thence S45°14'48"E, 298.62 feet;

Thence S39°40'00"W, 19.94 feet to a point in said curved easterly line of Victoria Avenue, said curved easterly line being a curve concave southwesterly, having a radius of 349.57 feet, a radial line of said curve at last said point bears N39°40'00"E;

Thence southeasterly along said curved easterly line through a central angle of 24°00'30" an arc distance of 146.48 feet to the point of beginning.

The last above described property is designated as Parcel "D" on said Record of Survey on file in Book 39, page 56 of Records of Survey, Records of Riverside County, California

#### TEMPORARY CONSTRUCTION EASEMENT CLAUSE

IT IS ALSO AGREED that during the period of construction of said storm drain structures contemplated by the above written Storm Drain Easement Clause, the City of Riverside, its officers, employees, agents, and contractors are hereby granted a temporary construction easement for all purposes proper and convenient in the construction and installation of said structures, including the right of permanent disposal upon said temporary easement of excess material and the related grading incidental thereto, the rights of ingress and egress, the temporary deposit of tools, equipment, machinery, vehicles, materials, and supplies used in the performance of said work, and for

similar and related purposes. Said temporary construction easement to be located over and upon that certain real property, described as follows:

Parcel 1 -

That portion of said Lot 4 of Victoria Ranch and of Lot 112 of Division "C" of Hall's Addition, as shown on said Record of Survey on file in Book 39, page 56 of Record of Survey, Records of Riverside County, California, described as follows:

Commencing at said Point "A" in the curved easterly line of Victoria Avenue;

Thence N04°53'12"W, 104.06 feet along the westerly line of said Parcel "C" of said Record of Survey to the TRUE point of beginning;

Thence northerly and northwesterly along the westerly and southwesterly boundary of said Parcel "C" the following five courses:

N04°53'12"W, 161.44 feet to the beginning of a tangent curve concave southwesterly, having a radius of 375 feet;

Thence northwesterly along said curve through a central angle of 55°35'49" an arc distance of 393.88 feet to the end of said curve;

Thence S29°30'59"W, 25.00 feet;

Thence N60°29'01"W, 121.87 feet;

Thence N87°41'35"W, 59.49 feet to the northeasterly line of said Parcel "D" of said Record of Survey;

Thence southeasterly along said northeasterly line of Parcel "D" the following two courses:

S27°10'33"E, 272.01 feet;

Thence S45°14'48"E, 360.70 feet to the true point of beginning.

Parcel 2 -

That portion of said Lots 4 and 11 of Victoria Ranch and of vacated Arroyo Drive and of Lot 112 of Division "C" of Hall's Addition, as shown on said Record of Survey on file in Book 39, page 56 of Record of Survey, Records of Riverside County, California, described as follows:

Commencing at the intersection of the easterly line of Victoria Avenue with the northerly line of Arroyo Drive as shown on said Record of Survey;

Thence N89°46'43"E, 29.35 feet along said northerly line of Arroyo Drive to the southeasterly corner of said Parcel "C" of said Record of Survey, said southeasterly corner being the TRUE point of beginning;

Thence northerly and northwesterly along the easterly and northeasterly lines of said Parcel "C" the following three courses:

N04°53'12"W, 346.67 feet to the beginning of a tangent curve concave southwesterly, having a radius of 425 feet;

Thence northwesterly along said curve through a central angle of 41°00'59" an arc distance of 304.24 feet to the end of said curve;

Thence N02°18'25"E, 67.06 feet;

Thence S45°54'11"E, 44.69 feet to the beginning of a tangent curve concave southwesterly, having a radius of 475 feet;

Thence southeasterly along last said curve through a central angle of 41°00'59" an arc distance of 340.04 feet;

Thence S04°53'12"E, 350.75 feet tangent to last said curve to said northerly line of Arroyo Drive;

Thence S89°46'43"W, 50.16 feet along said northerly line of Arroyo Drive to the true point of beginning.

During the construction of said storm drain facilities and structures, the City of Riverside or its contractors shall exercise ordinary care and

diligence in the protection of fruit, ornamental or other trees, existing irrigation and drainage facilities, but shall be held harmless from liability in the event of damage to same.

This Temporary Construction Easement permit shall terminate upon completion of the work of constructing said storm drain structures.

IN WITNESS WHEREOF the said party of the first part has hereunto executed the within instrument the day and year first above written.

VICTORIA CLUB, a corporation,

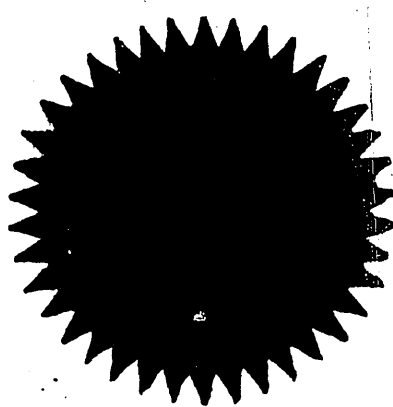
(5) By C. Thomas Wheeler Pres.

(5) By D. M. Callis, Jr.

STATE OF CALIFORNIA,

County of Riverside

} ss.



ON July 11, 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared C. Thomas Wheeler

president, known to me to be the of the Victoria Club

the Corporation that executed the within Instrument, known to me to be the person who executed the within Instrument, on behalf of the Corporation, therein named, and acknowledged to me that such Corporation executed the same.

WITNESS my hand and official seal.

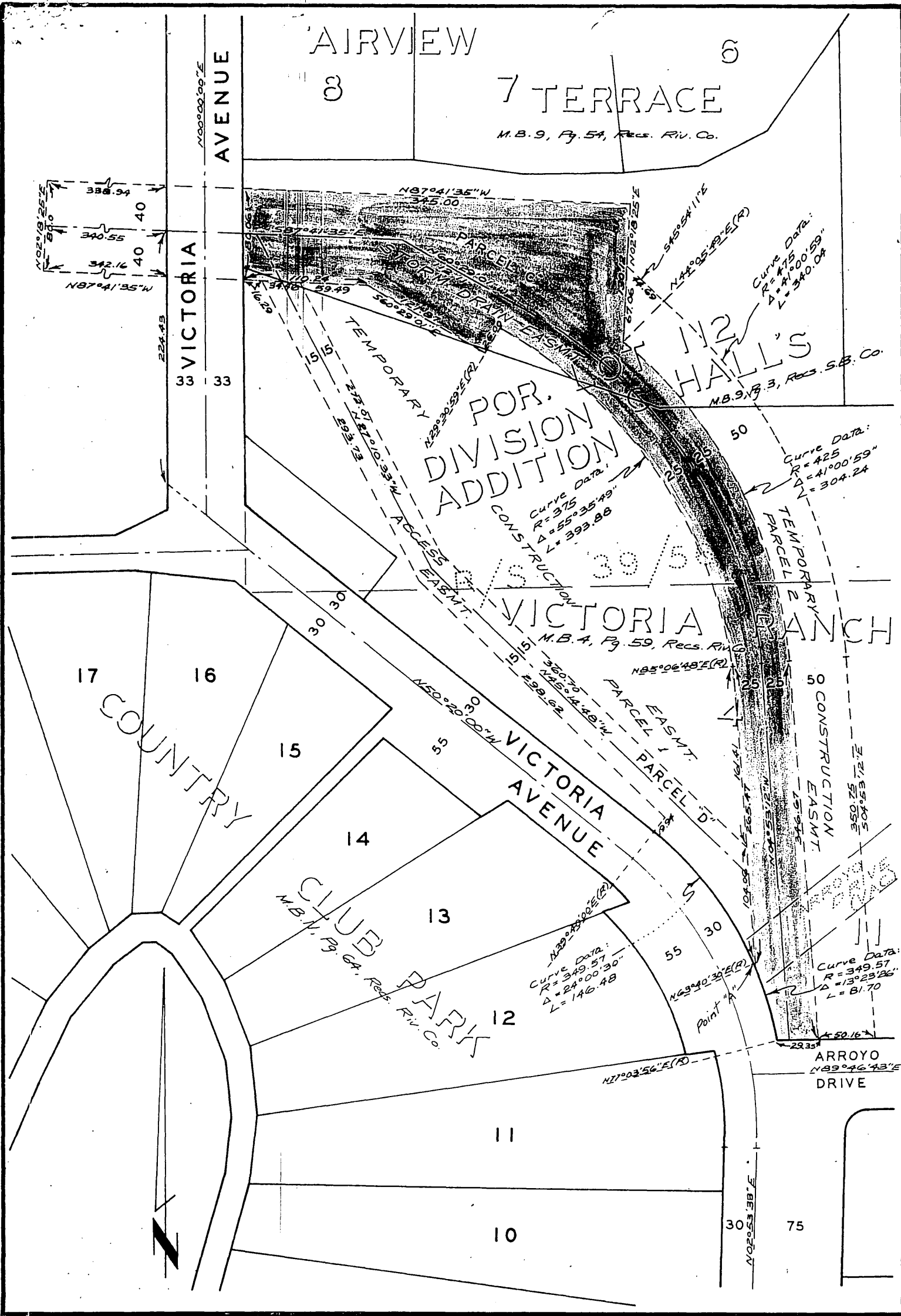
Dorothy R. Bunch  
Dorothy R. Bunch

NAME (TYPED OR PRINTED)  
Notary Public in and for said County and State.

ACKNOWLEDGMENT-CORPORATION-WOLCOTT'S FORM 222-REV. 3-61

My Commission Expires May 23, 1963 77362

RECORDED July 12, 63  
BOOK 3440 PAGE 302  
OFFICIAL RECORDS, RIV. CO.  
INSTRUMENT NO. 73275



CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED  
IN THE ATTACHED DOCUMENT

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.

SCALE: 1" = 100'

DRAWN 6/21/63 BY REE

SUBJECT Victoria (Central) Ave Storm Drain

3/18  
4/35

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