

34003

Documentary Stamps Affixed
to the City of Riverside

STORM DRAIN

EASEMENT

RIVERSIDE
COUNTY

DO NOT PAY
STAMP TAX

Hugh R. Coffey

6444

THIS INSTRUMENT, made this 26th March, 19 67

by and between ALBERT L. JOHNSON, a married man and ROBERT V. FULLERTON,
a married man

parties 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 whereof is hereby
acknowledged, said parties of the first part do by these presents grant
unto the said party of the second part, its successors and assigns, a perpetual
easement and right of way for the construction, reconstruction, maintenance,
operation, inspection, repair, replacement and removal of a Storm Drain
Facilities

together with all necessary appurtenances, in, under, upon, over, and along that
certain real property situated in the County of Riverside, State of California,
described as follows:

See attached description

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

Journal S.O. #3

5-41 AB

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WITNESSETH:

THAT for a valuable consideration, receipt whereof is hereby acknowledged, said parties of the first part do by these presents grant unto the said party of the second part, its successors and assigns, a perpetual easement and right of way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement and removal of a Storm Drain Facilities together with all necessary appurtenances, in, under, upon, over, and along that certain real property situated in the County of Riverside, State of California, described as follows:

See attached description

That portion of Lots 3 and 4 of Block 28 of the Lands of the Riverside Land and Irrigating Company as shown by Map on file in Book 1, Page 70 of Maps, Records of San Bernardino County, California, described as follows:

Commencing at the most Easterly corner of said Lot 4;

Thence North 33° 59' 45" West along the Easterly line of said Lot 4, a distance of 39.98 feet to the most Easterly corner of Parcel 3 of land conveyed to Albert L. Johnson and Robert V. Fullerton by deed recorded November 4, 1964, as instrument number 132601, Official Records of Riverside County, California, and the TRUE POINT OF BEGINNING;

Thence continuing North 33° 59' 45" West along said Easterly line 17.54 feet;

Thence North 35° 39' 45" West, 61.63 feet;

Thence North 22° 26' 30" West, 32.50 feet to the beginning of a tangent curve, concave Southwesterly and having a radius of 71.25 feet;

Thence Northwesterly along said tangent curve through a central angle 13° 44' 22" an arc length of 17.09 feet to an intersection with a curve concave to the Southwest and having a radius of 148.50 feet; the terminal radial line through said curve having a radius of 71.25 feet bears North 53° 49' 08" East; the initial radial line at said curve having a radius of 148.50 feet bears North 36° 21' 35" East;

Thence Westerly and along said curve having a radius of 148.50 feet, through a central angle of 25° 57' 34" an arc length of 72.47 feet to the Southerly right-of-way line of the Atchison, Topeka and Santa Fe Railroad; the terminal radial line through last said curve bears North 08° 24' 01" East;

Thence South 67° 33' 30" West along said Southerly right-of-way line, 76.13 feet;

Thence South 22° 26' 30" East, 9.00 feet to the beginning of a non-tangent curve, concave Southwesterly and having a radius of 118.50 feet; the initial radial line through said curve bears North 22° 26' 30" West;

Thence Northeasterly, Easterly, and Southeasterly along said non-tangent curve through a central angle of 77° 19' 28" an arc distance of 159.92 feet to an intersection with a non-tangent line; the terminal radial line through said intersection bears North 54° 52' 58" East;

Thence South 36° 00' 19" East, 64.61 feet;

Thence South 33° 59' 45" East, 15.81 feet to the Southeasterly line of said parcel conveyed to Johnson and Fullerton;

Thence North 56° 00' 15" East along said Southeasterly line, 13.00 feet to the TRUE POINT OF BEGINNING.

31003

Area = 4,979 sq. ft. = .1143 AC.

DESCRIPTION APPROVAL

W. R. ... 9-17-67 by B.B. ...

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over and along said real property, and to deposit tools, implements and other material thereon by said party of the second part, its officers, agents and employees and by persons under contract with it and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, and removing said storm drain facilities

Provided, however, that the grantors reserve the right to use and enjoy the land over which said easement and right of way is granted, for any purpose and in any manner which does not interfere with or impair the right of the grantee to use the said easement and right of way.

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

Albert L. Johnson
 Albert L. Johnson

Robert V. Fullerton
 Robert V. Fullerton

Frances R. Fullerton
 Frances R. Fullerton

Josephine E. Johnson
 Josephine E. Johnson

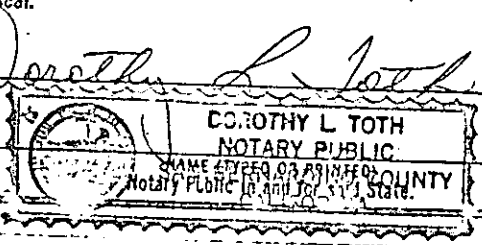
STATE OF CALIFORNIA,
 COUNTY OF San Bernardino } ss.

ON March 26 19 68
 before me, the undersigned, a Notary Public in and for said State, personally appeared Albert L. Johnson, Robert V. Fullerton, Frances R. Fullerton and Josephine E. Johnson

to be the persons whose names are subscribed to the within instrument, and acknowledged to me that t h a y executed the same.

WITNESS my hand and official seal.

DOROTHY L. TOTH
 My Commission Expires February 17, 1971

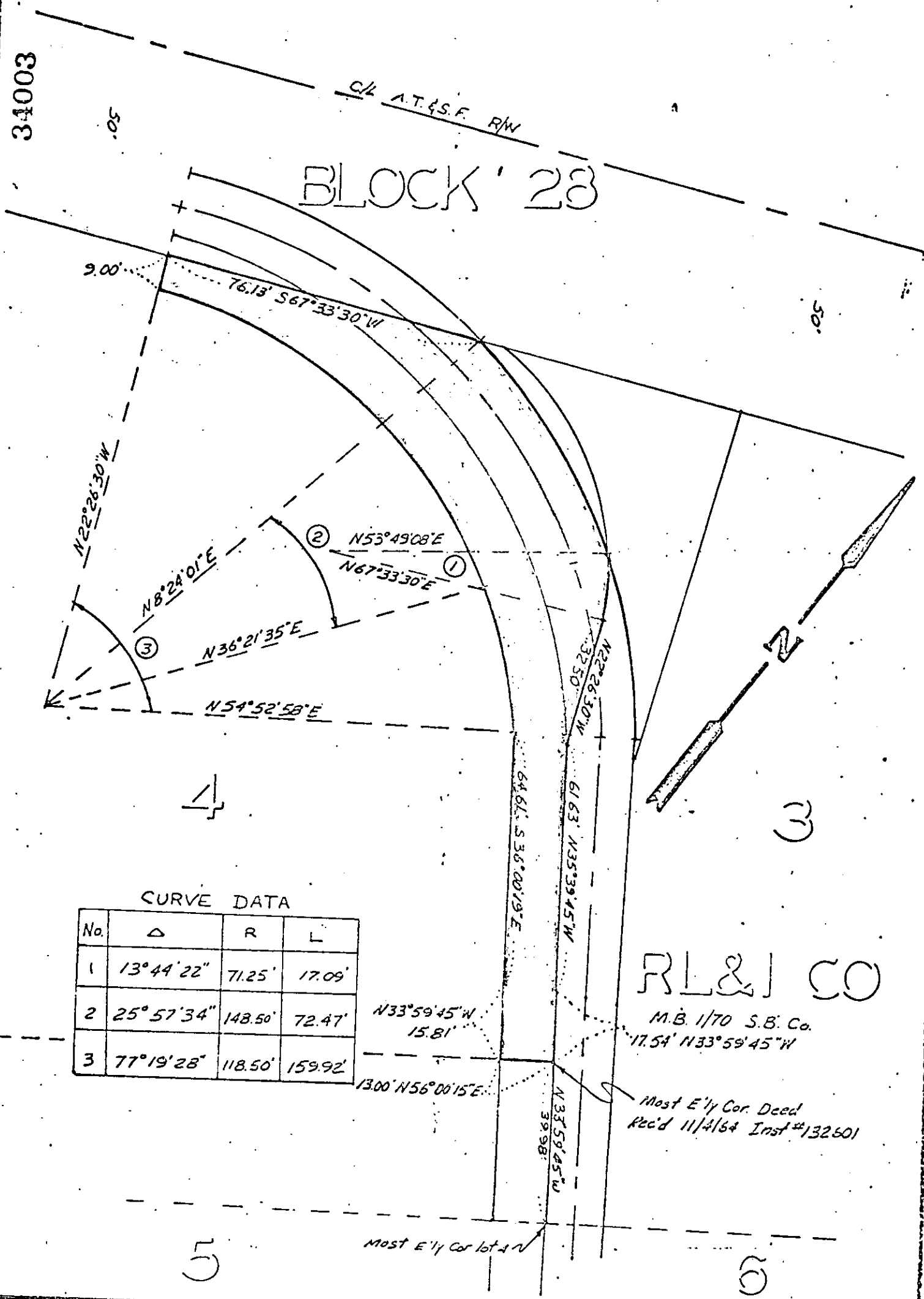


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CL A.T. & S.F. R/W

BLOCK 28



CURVE DATA

No.	Δ	R	L
1	13° 44' 22"	71.25'	17.09'
2	25° 57' 34"	148.50'	72.47'
3	77° 19' 28"	118.50'	159.92'

RL&I CO

M.B. 1/70 S.B. Co.
17.54' N33° 59' 45" W

Most E'y Cor. Deed
Rec'd 11/4/64 Inst #132601

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.

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Microfilm recording from 4-1-55. Book and page number assigned. Identify by account number and year of filing.

RECEIVED FOR RECORD
APR 12 1968

35 Min. Past Request of
Records in Official Records
of Riverside County, California

W. W. Dwyer

FEE \$ 1.00
INDEXED