

32164

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 5711 Orange
Riverside, Calif. 92501

APPROVED AS TO FORM

DEPUTY CITY ATTORNEY

6753

DOCUMENTARY STAMPS AFFIXED \$ _____
DOCUMENTARY TRANSFER TAX
\$ _____ None
Signature [Signature]
CITY OF RIVERSIDE

CITY DEED NO. _____

The real property herein described is in the
City of Riverside

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, John L. Mortell,
James W. Mortell and Donald E. Mortell, Trustees under the Indenture of
Trust dated May 29, 1936 designated the John L. Mortell Trust
as Grantor, grant(s) to the CITY OF RIVERSIDE, a municipal corporation of the State of
California, as Grantee, its successors and assigns, a perpetual easement and right-of-way
for the construction, reconstruction, maintenance, operation, inspection, repair, replace-
ment, relocation, renewal and removal of storm drain facilities, irrigation pipe-
lines, tree planting and slope grading,

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 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

286990-awr

R/S 53/81

12-17-NB

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32194
All that portion of the northeast quarter of the northwest quarter of the southeast quarter of Section 18, Township 2 South, Range 4 West, San Bernardino Meridian, described as follows:

Commencing at the northeast corner of said northeast quarter; Thence South $0^{\circ} 14' 50''$ East, along the easterly line of said northeast quarter, 33.00 feet;

Thence North $89^{\circ} 50' 00''$ West, 25.00 feet, to the northeast corner of that certain parcel of land conveyed to Joseph L. Hunter as Parcel 1, by deed recorded July 24, 1956, as Instrument No. 51564 of Official Records of Riverside County, California;

Thence North $89^{\circ} 50' 00''$ West, along the northerly line of said Parcel 1, 35.80 feet to a point of cusp with a tangent curve, concave to the southwest and having a radius of 28.00 feet;

Thence southeasterly along said curve, through a central angle of $31^{\circ} 58' 42''$, an arc distance of 15.63 feet to a point in a line parallel with and 46.00 feet west of, as measured at right angles to, said easterly line of the northeast quarter; said point being the TRUE POINT OF BEGINNING;

Thence South $0^{\circ} 14' 50''$ East, along said parallel line, 293.46 feet, to the northwesterly line of that certain parcel of land conveyed to the Southern California Motor Road Company, by deed recorded in Book 80, Page 167 of Deeds, records of San Bernardino County, California;

Thence North $57^{\circ} 05' 20''$ East, along said northwesterly line, 15.44 feet;

Thence North $0^{\circ} 14' 50''$ West, 261.48 feet, to said tangent curve, concave to the southwest and having a radius of 28.00 feet;

Thence northwesterly along said curve, through a central angle of $57^{\circ} 36' 28''$, an arc distance of 28.15 feet, to the TRUE POINT OF BEGINNING.

DESCRIPTION, APPROVAL

by Ernest Linder, 1/28/69 by B.S.
Surveyor

32164

6753

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, irrigation pipelines, tree planting and slope grading.

Provided, however, that the Grantor reserves 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 said easement and right-of-way.

Dated 2-17-69

John D. Leimetz

JOHN L. MORTELL TRUST

By: *John L. Mortell* Trustee

By: *James W. Mortell* Trustee

By: *Dow E. Mortell* Trustee

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 2-17-69

From *Robert W. Mortell by David Mortell, James W. Mortell, Dow E. Mortell, Trustees*
For *Prop. Sec. 15, T25, R14, S11M*
to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 by Instr. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

✓ Dated 4-2-69

[Signature]
Property Manager

286990 - C.W.K.

32164

STATE OF ILLINOIS)
COUNTY OF KANKAKEE) ss.

On February 17, 1969, before me a Notary Public in and For said County and State, personally appeared John L. Mortell, James W. Mortell and Donald E. Mortell, known to me to be the Trustees of the John L. Mortell Trust and known to me to have executed the within instrument on behalf of said Trust.

WITNESS my hand and official seal.

(SEAL)

John A. Sermetz
Notary Public in and for said
County and State.

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32164

E IOWA AVE.



NW COR. NE 1/4
NW 1/4 SE 1/4
SECTION 18

NE COR. NE 1/4
NW 1/4 SE 1/4
SECTION 18

MARLBOROUGH AVE.

N 89° 50' 00" W 1321.15'
660.57

35.80'

R = 28'
Δ = 89° 35' 10"
T = 27.80'
L = 43.78'

PORTION NE 1/4 NW 1/4
SE 1/4 SEC. 18 T2S R4W

PARCEL 1
INST. No. 51564, July 24, 1956

N 00° 14' 50" W 743.98'
600.90'

13.00'
8.00'
9.50'

RUSTIN AVE.
N 00° 14' 50" W 930.58'
284.09'

G. P. R. R.
N 57° 05' 20" E
784.64'

N 89° 45' 10" E
10.00'

N 00° 14' 50" W
103.59'

14.85'
11.88'

CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED
IN THE ATTACHED DOCUMENT

WO. 68-331
FILE 2230.0
SHEET 1

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 12-12-65 BY W4 SUBJECT RUSTIN AVE - ST. WIDENING
MP-5-689

OF 1 SHEETS

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32164

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RECEIVED FOR RECORD

APR 2 1969

AT 9:00 O'CLOCK A.M.

At Request of
TITLE INS. & TRUST CO.
Recorded in Official Records
of Riverside County, California

W. W. Dwyer

Recorder
FEES \$ *None*

Microfilm recording from 4-1-65. Book and page
no longer assigned. Identify by account number
and year of filing.

none