

45477

When recorded mail to:

City Clerk's Office
CITY HALL
City of Riverside
3711 Orange St.
Riverside, Calif. 92501

Storm Drain Easement - Building Permit
3100 Jefferson
M.P.-2-678

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

CITY DEED NO. _____

STORM DRAIN
EASEMENT

RECEIVED FOR RECORD
APR 30 1971
40 Min. Past 10 o'clock A M
At Request of
CITY CLERK
Recorded in Official Records
of Riverside County, California
W.H. Dabagh
Recorder
FEE \$ None

to be recorded from 4-1-70. L.C. 9200
must be assigned. Identify by account number
of filing.

FOR RECORDER'S OFFICE USE ONLY

APPROVAL AS TO FORM
[Signature]
DEPUTY COUNTY CLERK

7337

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, _____

UNITED AIRCRAFT CORPORATION, a Delaware corporation,

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, replacement, relocation, renewal and removal of 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:

A strip of land, 30.00 feet in width, over a portion of Lot 2 in Block 50 of Arlington Heights as shown by map on file in Book 11, Pages 20 and 21 of Maps, records of San Bernardino County, California, the centerline of said strip being described as follows:

Commencing at the north corner of said Lot 2; said north corner being in the southwest line of Jefferson Street;

Thence South 34° 03' 05" East, along said southwest line of Jefferson Street, 153.15 feet to a point in a line that is parallel with and distant 10.00 feet northwest, as measured at right angles to, the centerline of Evans Street; said point being the TRUE POINT OF BEGINNING;

Thence South 70° 56' 55" West, 301.00 feet to the beginning of a tangent curve, concave southeast and having a radius of 375.00 feet;

Thence southwest, along said curve, an arc length of 83.83 feet thru a central angle of 12° 48' 32" to a point in the east line of the Prenda Spur as conveyed to the Southern California Railway Company by deed recorded October 18, 1898, in Book 69, Page 25 of Deeds, records of Riverside County, California; last mentioned point being the END of this centerline description.

The side lines of the above described strip shall be lengthened or shortened so as to terminate in said southwest line of Jefferson Street and said east line of the Prenda Spur.

DESCRIPTION APPROVAL
by George P. Hutton 2/10/70 by JS
Surveyor

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The grant of easement and right of way is subject to the following terms and conditions which the Grantee, by acceptance hereof, ~~consents and agrees to:~~

1. The Grantee, its officers, agents and employees and persons under contract with said Grantee, their officers, agents and employees, shall have the right to enter upon and to pass and repass over and along said easement and to deposit tools, implements and other material thereon, whenever necessary for the purpose of installing, maintaining, operating, inspecting, repairing, relocating, renewing, and removing said storm drain facilities.
2. In the event the Grantee, upon installing said storm drain facilities, finds it necessary to relocate existing underground utilities (such as electrical power feed lines), the existing company sign near the main entrance or any other improvement existing on the property, the same shall be relocated at the sole expense of the Grantee.
3. The Grantee shall install the storm drain facility completely underground and shall backfill in such a manner that the surface is at original level when fully compacted and capable of supporting maximum highway loads as established by the California Division of Highways.
4. The Grantor reserves the right to use the surface of the easement area for any purpose that would not damage the underlying storm drain including but not limited to surfacing the area for parking or storage purposes and erecting portable or mobile structures, provided, however, the Grantee shall give reasonable notice to the Grantor, his successors or assigns, whenever access is required so as to permit removal of vehicles, stored materials, portable or mobile structures or any other material placed on the surface of the easement area by the Grantor, its successors or assigns; provided further that emergency access is permitted by Grantee without prior written approval.

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- 5. In relation to the installation, repair or maintenance of the storm drain facilities, the Grantee shall restore the premises to the original condition including but not limited to resurfacing and parking lot stripping.
- 6. Should the aforesaid location of the 30 foot easement or storm drain interfere with the future use of said land by Grantor, the Grantor shall have the right at its option to relocate the easement centerline and the storm drain facilities on said land at its sole cost and expense. Such relocation shall not materially affect the functionality of the storm drain and plans for any relocation shall be submitted to Grantee for approval of functionality, said approval shall not be unreasonably withheld.
- 7. Unless the storm drain is installed within 10 years, the Easement shall be automatically terminated. In addition, it is understood and agreed by the Grantor and Grantee that if at any time after the installation of the storm drain the Grantee, its successors or assigns, shall fail to use said storm drain for a period of 5 consecutive years, then Grantor shall have the right to terminate this Grant and receive a quit claim deed from the Grantee at no cost to the Grantor.
- 8. 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.

UNITED AIRCRAFT CORPORATION,
A Delaware Corporation

Dated April 6, 1971

BY *A. E. Smith*
A. E. Smith, President

BY _____

45477

STATE OF CONNECTICUT)
) ss. East Hartford
COUNTY OF HARTFORD)

ON April 6, 1971, before me, the undersigned, a Notary Public in and for said State, personally appeared A. E. Smith, known to me to be the President of United Aircraft Corporation, 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.

Mary R. Rains
Notary Public in and for said State
My Commission Expires Mar. 31, 1975

CONSENT TO RECORDATION

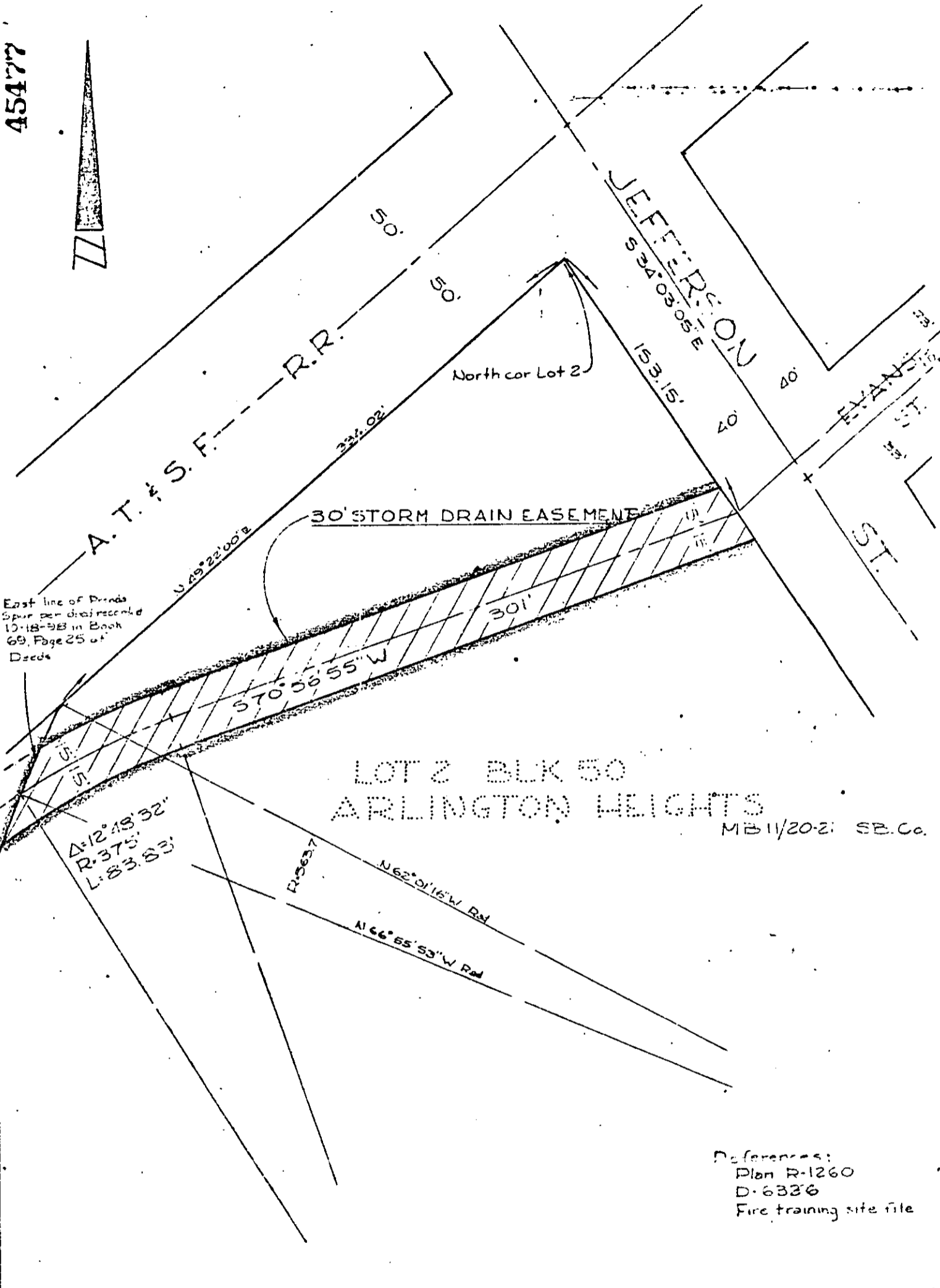
THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 4/6/71 from A.E. Smith, President of United Aircraft Corporation, A Delaware Corporation. for Strip of land 30' in W. por. L 2, Blk 50, Arl. Hts. map bk 11, p 20 & 21, Rec. of San Ber. Co.

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 4/30/71

AM Rice
Property Services Manager

45477



East line of Prinda
Spur per deed recorded
10-18-98 in Book
69, Page 25 of
Deeds

LOT 2 BLK 50
ARLINGTON HEIGHTS

MB11/2021 SE.Co.

$\Delta: 12^{\circ} 43' 32''$
 $R: 375'$
 $L: 83.83'$

$R: 363.7$
 $N 62^{\circ} 01' 16'' W$ Rd
 $A: 66^{\circ} 55' 53'' W$ Rd

References:
Plan R-1260
D-6326
Fire training site file

CITY OF RIVERSIDE, CALIFORNIA

5-39

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.

SHEET
1

SCALE: 1" = 60'

DRAWN 9-4-70 BY JIJ

SUBJECT: Idg. Permit - 3100 Jefferson

OF 1 SHEET

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