

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall
3711 Orange Street
Riverside, California 92501

Easement - Tr. # 4146

66099

| |
|---|
| DOCUMENTARY TRANSFER TAX |
| \$ <u> </u> <input checked="" type="checkbox"/> None |
| Signature <u><i>[Signature]</i></u> |
| CITY OF RIVERSIDE |

CITY DEED NO. _____

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

RECEIVED FOR RECORD

JUN 18 1971

15 Min. Past 10 o'clock A.M.

At Request of

CITY OF RIVERSIDE

Recorded in Official Records of Riverside County, California

W.H. DeLoach

Recorder
FILE #

[Handwritten mark]

FOR RECORDER'S OFFICE USE ONLY

APPROVED AS TO FORM
[Signature]
DEPUTY CLERK

E A S E M E N T

7370

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

Penn-Ritter Mortgage Co., a California corporation, and Woodhaven Developers, Inc.

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 sanitary sewer 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:

All those portions of Lots 32, 35, and Lot H (Bixby Avenue), of the Alcazar Tract, as shown by map on file in Book 16 of Maps, at pages 31 through 34 thereof, Records of Riverside County, California, described as follows:

PARCEL 1

A strip of land 10.00 feet in width, lying 5.00 feet on each side of the following described centerline:

Commencing at a point in the south line of Lot "G" (Warren Street) of Sierra Foothills No. 11, as shown by map on file in Book 39 of Maps, at pages 15 through 17. thereof, Records of Riverside County, California, distant thereon South 89° 29' 00" East, 20.00 feet from the southwest corner thereof;

Thence South 24° 45' 45" West, a distance of 4.98 feet;

Thence South 25° 23' 33" East, a distance of 204.62 feet;

Thence South 09° 19' 50" East, a distance of 258.95 feet to a point on a non-tangent curve, concave to the southwest, having a radius of 200.00 feet, from which the radial line bears South 36° 28' 06" West, said point being the TRUE POINT OF BEGINNING, and also referred to hereinafter as Point "A";

Thence South 62° 28' 15" West, a distance of 267.75 feet.

PARCEL 2

A strip of land 10.00 feet in width, lying 5.00 feet on each side of the following described centerline:

Commencing at Point "A" described hereinabove;

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Thence southeasterly along said curve, to the right, through a central angle of 26° 00' 09", an arc distance of 90.77 feet to the end thereof;

Thence South 27° 31' 45" East, a distance of 135.32 feet to the TRUE POINT OF BEGINNING;

Thence South 62° 28' 15" West, a distance of 288.00 feet.

DESCRIPTION APPROVAL

By George P. Huntington 5/18/71, by AKOB
Surveyor

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 sanitary sewer facilities

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 May 18, 1971

WOODHAVEN DEVELOPERS, INC.

By: David D. Miller, President

Penn-Ritter Mortgage Co. a California corporation

By: Hunter G. Penn, President
Alan I. Sandorf

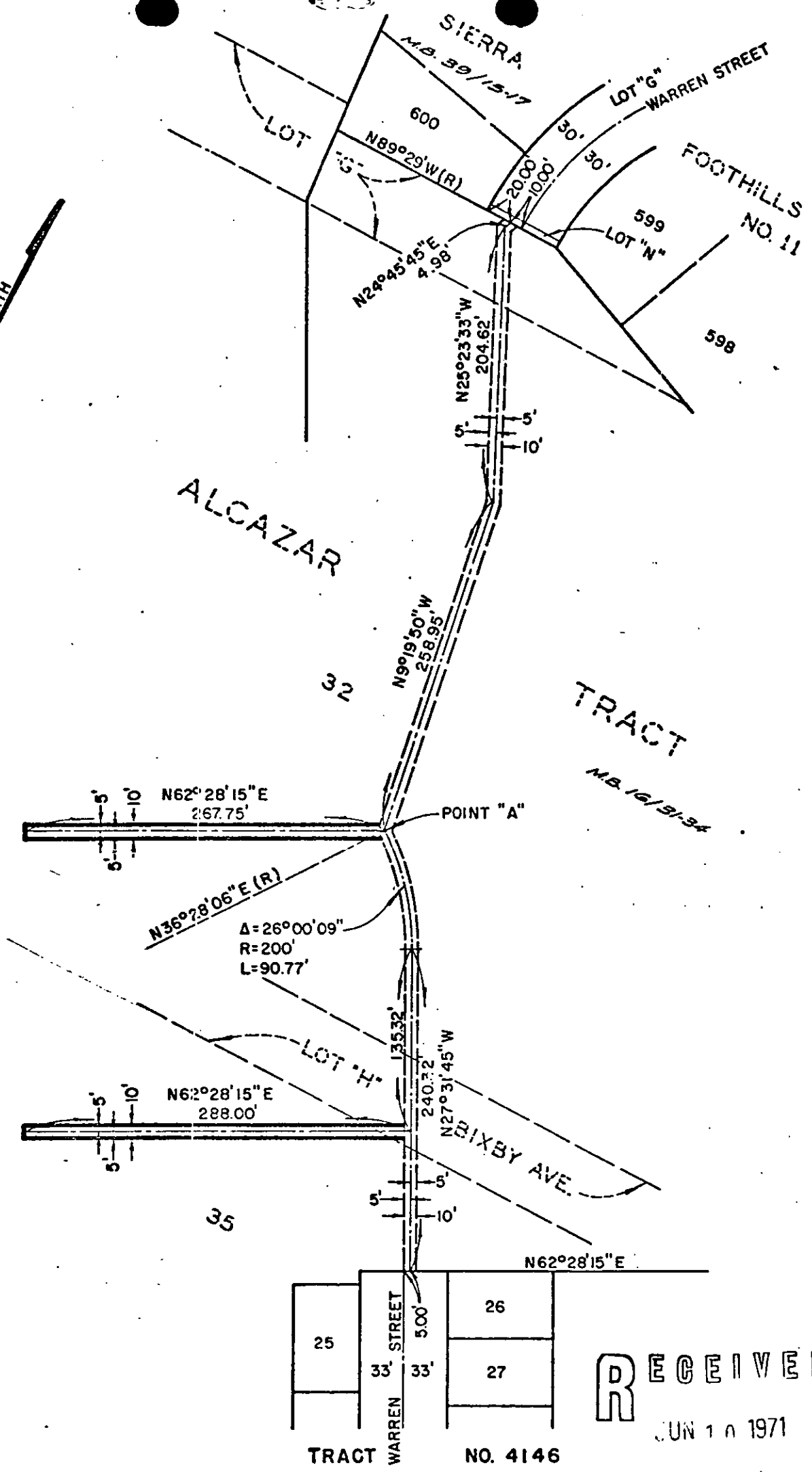
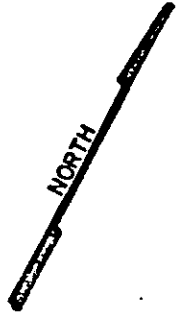
CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 5/18/71 from Penn-Ritter Mortgage Co., a Calif. Corp. David D. Miller, President of Woodhaven Dev. & Hunter G. Penn, Pres. Alan I. Sandorf, Sec. for Portions of Lots 32, 35 and Lot H of the Alcazar Tr. map bk 16, pages 31 through 34, Rec. of Riv. Co. Penn-Ritter Corp. 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. 123400, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 6/18/71

Alan I. Sandorf
Property Services Manager

66092



RECEIVED
JUN 10 1971

DEPT. OF PUBLIC WORKS

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.

| | |
|-----------|-------|
| WO. | 70-35 |
| FILE | |
| SHEET | 1 |
| OF SHEETS | 1 |

SCALE: 1" = 100' DRAWN 5-5-71 BY R.m. SUBJECT TRACT NO. 4146