

81505

When recorded mail to:

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

Easement - Ramona Drive

DOCUMENTARY TRANSFER TAX
\$ _____ None
Signature *J. Rice*
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
JUL 22 1971
3:35 Min. Past 6 o'Clock P.M.
At Request of
CITY CLERK
Recorded in Official Records
of Riverside County, California
W.H. Doherty
Recorder
FEE \$ *1.00*

INDEXED

FOR RECORDER'S OFFICE USE ONLY

APPROVED AS TO FORM
M. Neal-Lewis
ASST. CITY ATTORNEY

7391

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, _____
RIVERSIDE JUNIOR COLLEGE DISTRICT

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 _____
electrical conduits and pullboxes

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:

That portion of Lot 172 of the Lands of the Southern California Colony Association, as shown by map recorded in Book 7 of Maps, Page 3 thereof, records of San Bernardino County, California, described as follows:

Commencing at the intersection of the northeast line of Ramona Drive (60.00 feet wide) with the northwest line of Lot 190 of said Lands of the Southern California Colony Association as shown on the map of the Brentwood Place Tract on file in Book 8, page 83 of Maps, records of Riverside County, California;

Thence North 29° 02' 20" East, along said northwest line, 10.00 feet to a line that is parallel with and distant 40.00 feet northeast as measured at right angles to the southeast prolongation of the centerline of said Ramona Drive;

Thence South 60° 57' 40" East, along said parallel line, 137.17 feet to the beginning of a tangent curve, concave to the northeast, and having a radius of 960.00 feet;

Thence southeast, along said curve, an arc length of 328.34 feet, thru a central angle of 19° 35' 47" to a reverse curve concave to the south, having a radius of 1040.00 feet;

Thence southeast along said reverse curve, an arc length of 355.70 feet, thru a central angle of 19° 35' 47", to a tangent line;

Thence South 60° 57' 40" East, along said tangent line, 112.23 feet to the TRUE POINT OF BEGINNING;

Thence continuing South 60° 57' 40" East, 5.00 feet to the beginning of a tangent curve, concave to the north, having a radius of 27.00 feet;

Thence southeast, east and northeast, along said curve, an arc length of 23.50 feet, thru a central angle of 49° 52' 15" to the southeast line of that certain parcel of land conveyed to Riverside Junior College District by deed recorded June 11, 1971 as Instrument

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No. 63054, records of said Riverside County;
Thence North 30° 22' 12" East, along said southeast line, 15.35 feet;
Thence South 75° 13' 25", 36.03 feet to the TRUE POINT OF BEGINNING.

DESCRIPTION APPROVAL
by George P. Hutchinson 5/17/71 by EM
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 electrical conduits and pullboxes

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.

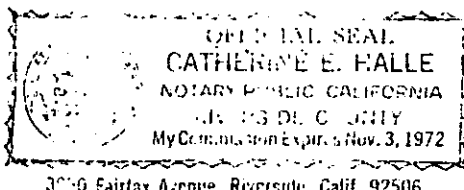
RIVERSIDE JUNIOR COLLEGE
DISTRICT,

Dated July 20, 1971

By Wilfred J. Airey
By Leroy E. Gren

STATE OF CALIFORNIA,
COUNTY OF RIVERSIDE

ss.
ON July 20, 19 71,
before me, the undersigned, a Notary Public in and for said State, personally appeared
Wilfred J. Airey and
Leroy E. Gren, known to me to be the
President and Secretary, Board of Trustees
of the Riverside Junior College District
the persons that executed the within Instrument, known to me to be the persons who
executed the within Instrument, on behalf of the corporation therein named, and acknowledged
to me that such corporation executed the same.
district



3040 Fairfax Avenue, Riverside, Calif. 92506

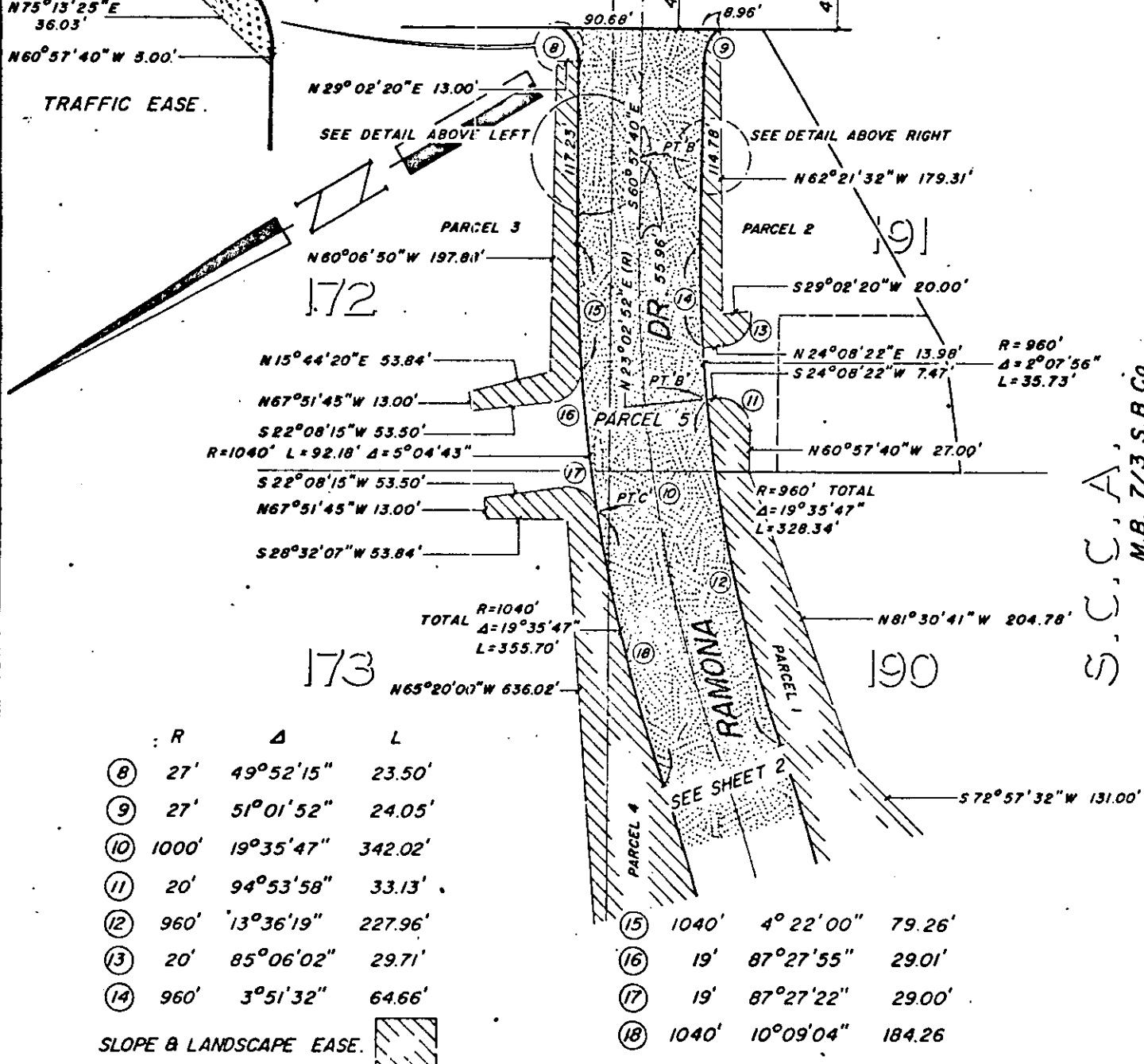
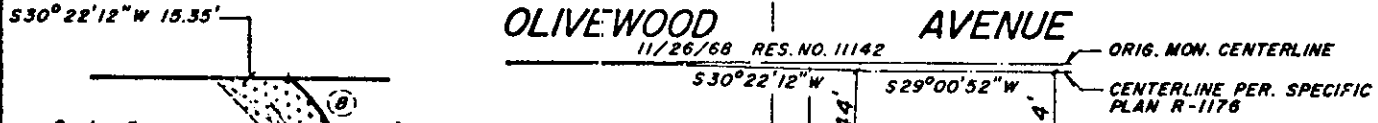
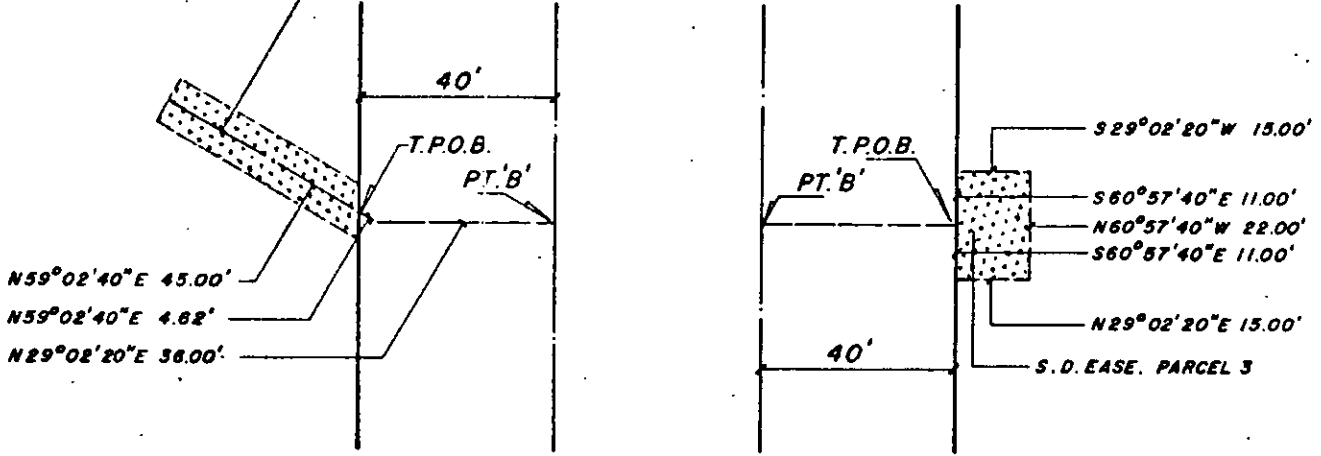
WITNESS my hand and official seal.

Catherine E. Halle
Catherine E. Halle 7301
NAME (TYPED OR PRINTED)

81505

81505

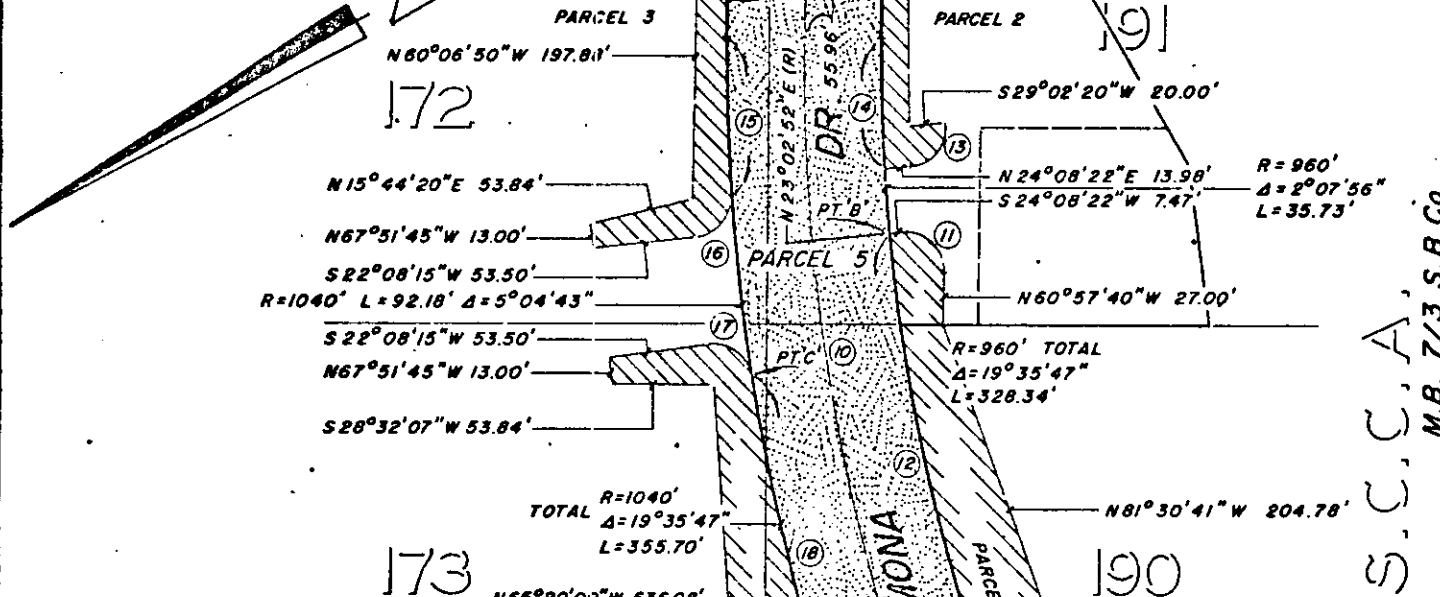
PARCEL 2
CENTERLINE 10' S.D. EASE.



TRAFFIC EASE.

SEE DETAIL ABOVE LEFT

SEE DETAIL ABOVE RIGHT



R	Δ	L	
8	27'	49°52'15"	23.50'
9	27'	51°01'52"	24.05'
10	1000'	19°35'47"	342.02'
11	20'	94°53'58"	33.13'
12	960'	13°36'19"	227.96'
13	20'	85°06'02"	29.71'
14	960'	3°51'32"	64.66'

15	1040'	4°22'00"	79.26'
16	19'	87°27'55"	29.01'
17	19'	87°27'22"	29.00'
18	1040'	10°09'04"	184.26'

CITY OF RIVERSIDE, CALIFORNIA

2/18

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 3

SCALE: 1" = 100'

DRAWN 6/8/71 BY ME

SUBJECT RAMONA DR.

OF 3 SHEETS

S.C.C.A.
M.B. 7/3 S.B.Co.

7391