

81506

When recorded mail to:

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

Storm Drain Easement - Ramona Dr.

DOCUMENTARY TRANSFER TAX
\$ <u>None</u>
Signature <u>[Signature]</u>
CITY OF RIVERSIDE

Microfilm recording from 4-1-69. Book and page no longer assigned. Identify by account number and year of filing.

RECEIVED FOR RECORD
JUL 22 1971
3:51 Min. Past 10 o'clock A M
CITY CLERK
Recorded in Official Records of Riverside County, California
W.W. Dabugh
Recorder
FEE \$ None - XED

FOR RECORDER'S OFFICE USE ONLY

CITY DEED NO. _____

7392

S T O R M D R A I N
E A S E M E N T

APPROVED AS TO FORM
[Signature]
ASST. CITY ATTORNEY

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 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:

Those portions of Lots 172, 190 and 191 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:

PARCEL I

A strip of land 10.00 feet in width, the centerline of said strip being described as follows:
 Commencing at the intersection of the centerline of Ramona Drive with the northwest line of said Lot 190 as shown on the map of Brentwood Place Tract on file in Book 8, Page 83 of Maps, records of Riverside County, California;
 Thence South 60° 57' 40" East, along the southeast prolongation of said centerline, 137.17 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 1,000.00 feet;
 Thence southeast, along said curve, an arc length of 171.01 feet, thru a central angle of 9° 47' 53" to a point hereinafter referred to as point "A"; a radial line of said curve thru said point bears South 19° 14' 26" West;
 Thence South 19° 14' 26" West, along the southwest prolongation of said radial line, 40.00 feet to the TRUE POINT OF BEGINNING;
 Thence continuing South 19° 14' 26" West, 29.97 feet to the END of this centerline description.

PARCEL II

A strip of land 10.00 feet in width, the centerline of said strip being described as follows:

Commencing at point "A" hereinabove described;

Thence southeast, along said curve, an arc length of 171.01 feet, thru a central angle of $9^{\circ} 17' 54''$ to the beginning of a reverse curve, concave to the south, having a radius of 1,000.00 feet;

Thence southeast, along said reverse curve, an arc length of 342.02 feet, thru a central angle of $19^{\circ} 35' 47''$ to a tangent line;

Thence South $60^{\circ} 57' 40''$ East, along said tangent line, 55.96 feet to a point hereinafter referred to as point "B";

Thence North $29^{\circ} 02' 20''$ East, 36.00 feet;

Thence North $59^{\circ} 02' 40''$ East, 4.62 feet to a line that is parallel with and distant 40.00 feet northeast, measured at right angles from said tangent line and the TRUE POINT OF BEGINNING;

Thence continuing North $59^{\circ} 02' 40''$ East, 45.00 feet to the END of this centerline description.

PARCEL III

Commencing at point "B" hereinabove described;

Thence South $29^{\circ} 02' 20''$ West, 40.00 feet to a line that is parallel with and distant 40.00 feet southwest, measured at right angles from hereinabove described tangent line and the TRUE POINT OF BEGINNING;

Thence South $60^{\circ} 57' 40''$ East, along said parallel line, 11.00 feet;

Thence South $29^{\circ} 02' 20''$ West, 15.00 feet;

Thence North $60^{\circ} 57' 40''$ West, 22.00 feet;

Thence North $29^{\circ} 02' 20''$ East, 15.00 feet to said parallel line;

Thence South $60^{\circ} 57' 40''$ East, along said parallel line, 11.00 feet to the TRUE POINT OF BEGINNING.

DESCRIPTION APPROVAL

by *George P. Hutchinson* 6/17/71 by *E.M.*
Surveyor

81506

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 storm drain 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.

RIVERSIDE JUNIOR COLLEGE DISTRICT

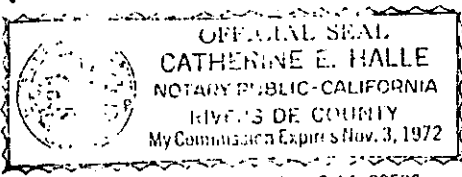
Dated July 20, 1971

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 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. district



3650 Fairfax Avenue, Riverside, Calif. 92506

WITNESS my hand and official seal.

7392
Catherine E. Halle

81506

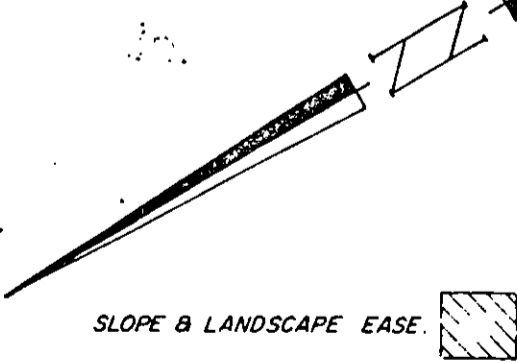
81506

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

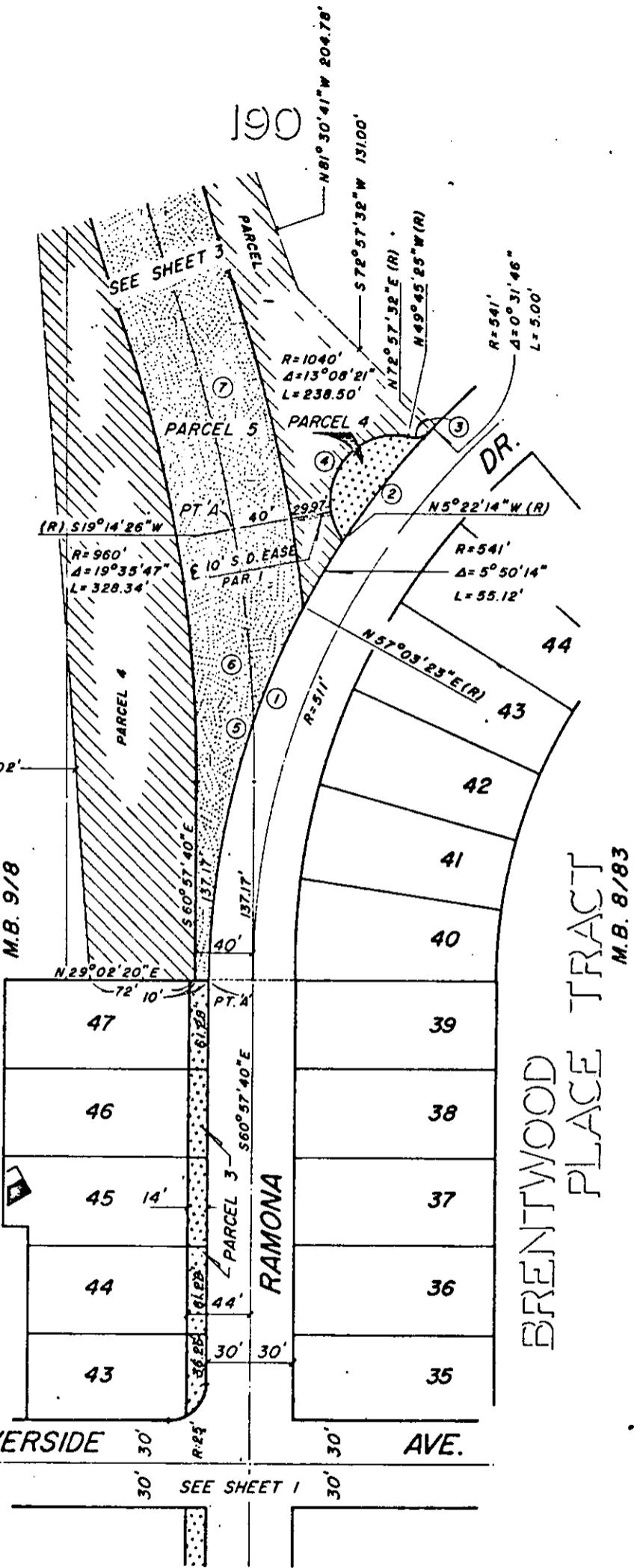
173

190

	R	Δ	L
①	541'	33° 51' 17"	319.66'
②	541'	10° 03' 55"	95.04'
③	15'	57° 17' 03"	15.00'
④	45'	135° 36' 49"	106.51'
⑤	541'	28° 01' 03"	264.55'
⑥	1000'	9° 47' 53"	171.01'



AMENDED MAP OF
TERRACE PARK TRACT
M.B. 9/8



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 2

SCALE: 1" = 100'

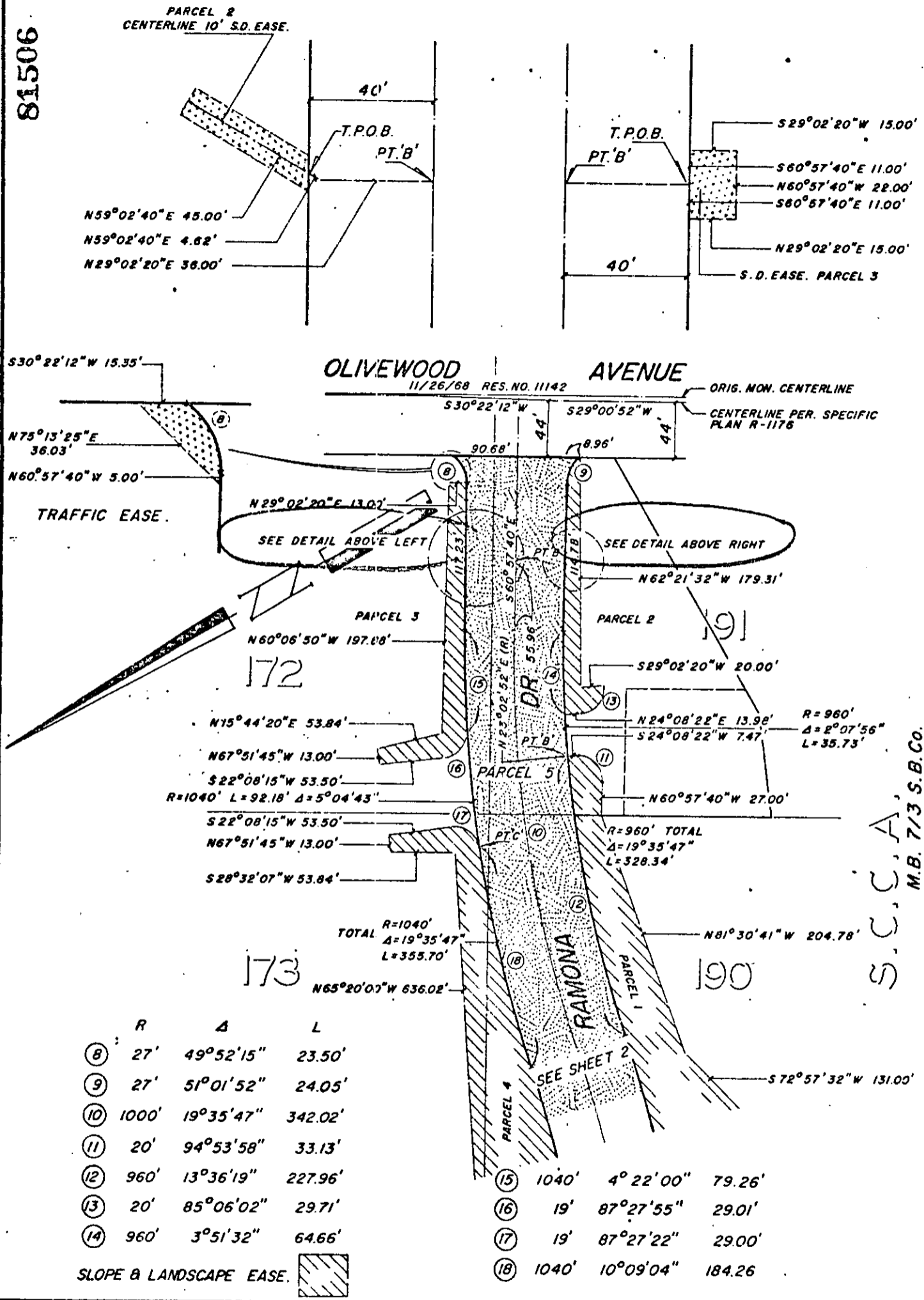
DRAWN 6/8/71 BY ME

SUBJECT RAMONA DR.

OF 3 SHEETS

1302

81506



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

7302