

97484

When recorded mail to:

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

Easement - Zone Case No. R-72-701  
Conditional Use Permit

DOCUMENTARY TRANSFER TAX
\$ _____ <input checked="" type="checkbox"/> None
Signature <i>[Signature]</i>
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

AUG 27 1971  
45 Min. Past 2 o'clock PM  
At Request of

CITY OF RIVERSIDE  
Recorded in Official Records  
of Riverside County, California

*W. H. Doherty*  
Recorder  
FEE \$ \_\_\_\_\_

INDEXED

*[Handwritten Signature]*

FOR RECORDER'S OFFICE USE ONLY

APPROVED AS TO FORM  
*[Signature]*  
CITY CITY ATTORNEY

EASEMENT

7431

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, \_\_\_\_\_

RIVERSIDE MEADOWS LTD.

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 \_\_\_\_\_  
drainage 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:

PARCEL 1.

The northeasterly 10.00 feet of Lots 2 and 3 in Block 4 of La Sierra Gardens, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 11, pages 42 to 50 inclusive of Maps in the office of the County Recorder of said County.

PARCEL 2.

The northeasterly 10.00 feet of the northwesterly 10.00 feet of Lot 4 in Block 4 of La Sierra Gardens, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 11, pages 42 to 50 inclusive of Maps, in the office of the County Recorder of said County.

PARCEL 3.

The northwesterly 10.00 feet of Lot 9 in Block 4 of La Sierra Gardens, in the City of Riverside, County of Riverside, State of California as per map recorded in Book 11, pages 42 to 50 inclusive of Maps, in the office of the County Recorder of said County.

EXCEPTING THEREFROM the northeasterly 15.00 feet thereof.

PARCEL 4.

That portion of Block 5 of La Sierra Gardens, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 11, pages 42 to 50 inclusive of Maps, in the office of the County Recorder of said County, included within the following described lines:

Beginning at the intersection of the northwesterly line of that certain parcel of land conveyed to Riverside County Flood Control and Water Conservation District as Parcel 1060-4G, by Deed recorded June 13, 1969, as Instrument No. 58931 of Official Records of said County, with a line that is parallel with and distant southwesterly 15.00 feet, measured at right angles, from the northeasterly line of said Block 5;

Thence along said parallel line North 34° 19' 15" West, 75.00 feet;

Thence South 14° 11' 05" East, 79.88 feet to said northwesterly line;  
Thence along said northwesterly line, North 55° 40' 45" East, 27.50  
feet to the point of beginning.

PARCEL 5.

That portion of Lot 9 in Block 4 of La Sierra Gardens, in the City of  
Riverside, County of Riverside, State of California, as per map recorded in Book 11,  
pages 42 to 50 inclusive of Maps, in the office of the County Recorder of said county,  
described as follows:

Beginning at the intersection of a line that is parallel with and distant  
southeasterly 10.00 feet from the northwesterly line of said Lot 9, with a line that  
is parallel with and distant southwesterly 15.00 feet from the northeasterly line of  
said Lot 9;

Thence along said first described parallel line, South 55° 40' 30" West,  
24.00 feet;

Thence North 84° 07' 05" East, 27.29 feet to a point in said parallel line  
secondly described, distant southeasterly thereon 13.00 feet from said point of  
beginning;

Thence North 34° 19' 30" West, 13.00 feet to the point of beginning.

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 con-  
tract 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 drainage 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 \_\_\_\_\_

RIVERSIDE MEADOWS LTD., a limited partnership  
~~DIVERSIFIED COMMUNITIES, GENERAL PARTNER~~  
BY R. B. Hanson

BY: DIVERSIFIED COMMUNITIES, INC a partnership  
as general partner

BY: AZIMUTH EQUITIES, INC., a corporation  
general partner

BY R. B. Hanson  
Rondell B. Hanson, Vice President

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or  
Grant dated 8/16/71 from Riverside Meadows Ltd., a limited partnership,  
by Rondell B. Hanson, by Diversified Communities, Inc. a partnership as general partner, by  
Azimuth Equities, Inc., a corporation general partner  
for portions of Blks 4 & 5 of La Sierra Gardens in City of Riv., mp bk 11, pgs 42 to 50,  
inclusive, of maps, Records of Riverside County, California  
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 8/27/71

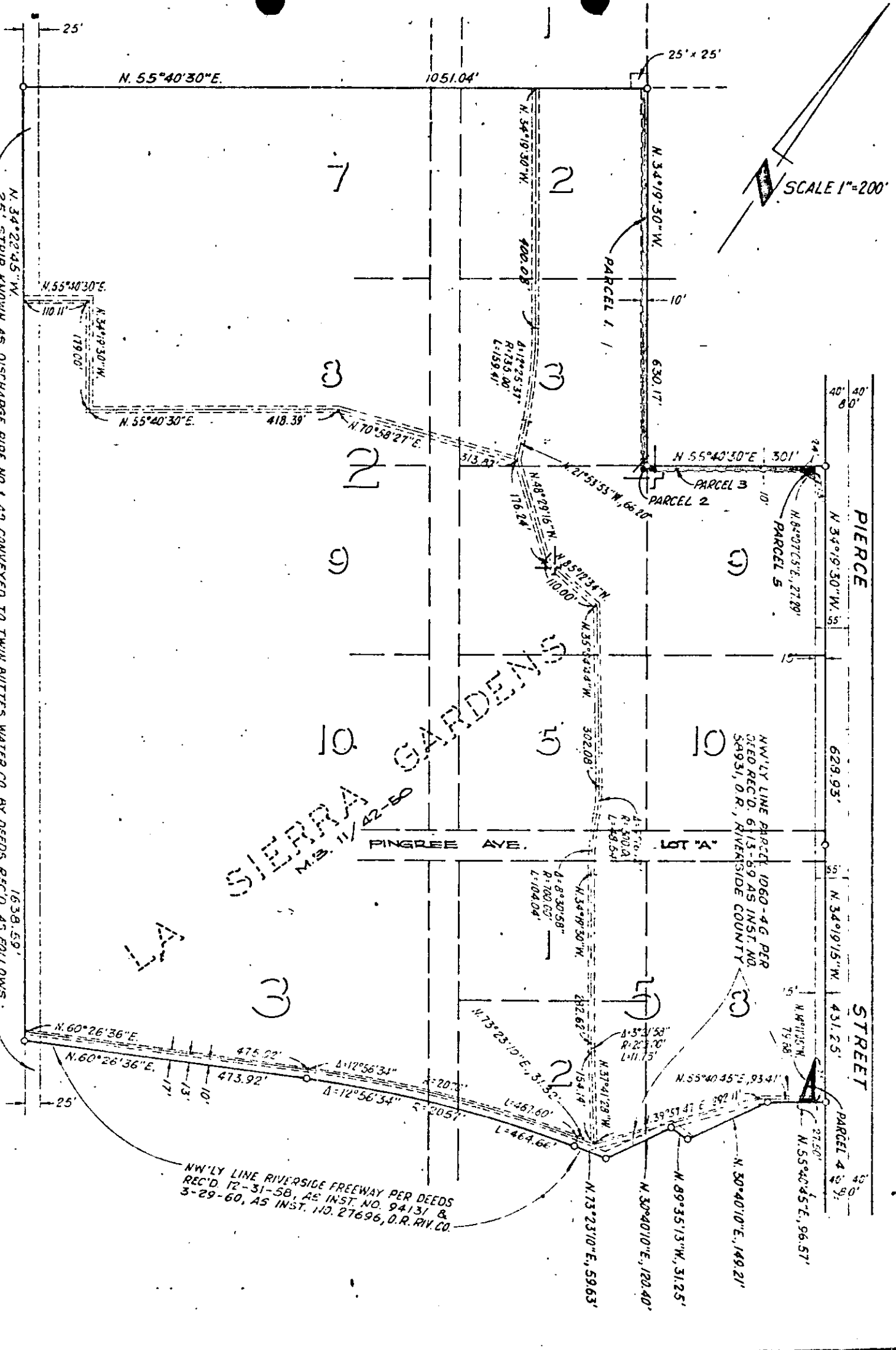
[Signature]  
Property Services Manager

97484

DESCRIPTION APPROVAL  
By George P. Hatcher 8/15/71  
Surveyor

9748A

N. 34°22'45" W.  
25' STRIP KNOWN AS DISCHARGE PIPE NO. 1 AS CONVEYED TO TWIN BUTTES WATER CO. BY DEEDS REC'D. AS FOLLOWS:  
DEC. 3, 1917, BK. 473, PG. 16, DDS; JAN. 2, 1919, BK. 474, PG. 187, DDS; AND, AUG. 11, 1919, BK. 508, PG. 101, DDS, RECS. RIV. CO.



SIERRA GARDENS  
M.B. 11/42-ED

NW 1/4 LINE RIVERSIDE FREEWAY PER DEEDS  
REC'D 12-31-58, AS INST. NO. 94131 &  
3-29-60, AS INST. 10. 27696, D.R. RIV. CO.

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.
FILE
SHEET <b>1</b>
OF 1 SHEETS 7431

SCALE: 1" = 200' DRAWN 8 10 71 BY C.J.C. SUBJECT ZONE CASE NO. R-72-701  
CONDITIONAL USE PERMIT C-29-701