

97185

When recorded mail to:

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

Easement-Zone Case No. R-72-701
Conditional Use Permit C-29-701

DOCUMENTARY TRANSFER TAX
\$ _____ 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

At Request of
CITY OF RIVERSIDE

Recorded in Official Records
of Riverside County, California

W.H. DeLoach
Recorder

FEE \$ _____

INDEXED

FOR RECORDER'S OFFICE USE ONLY

APPROVED AS TO FORM
[Signature]
DEPUTY CITY ATTORNEY

E A S E M E N T

7432

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 _____
sanitary sewer and 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: Those portions of Lot "DD" (Watt Avenue) and Blocks 3 & 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, together with that portion of the Lands of the Riverside Land and Irrigating Company, as per map filed in Book 1, page 70 of Maps, Records of San Bernardino County, California, included within two (2) strips of land, the reference lines of which are more particularly described as follows:

STRIP NO. 1:

A strip of land 17.00 feet in width, lying 4.00 feet northwesterly and 13.00 feet southeasterly of the following described reference line:

Beginning at the intersection of the southwesterly line of that certain strip of land, 25 feet wide, known as DISCHARGE PIPE NO. 1 as conveyed to Twin Buttes Water Company by deed recorded December 3, 1917, in Book 473, page 16 of Deeds, and by deed recorded January 2, 1918, in Book 474, page 187 of Deeds, and by deed recorded August 11, 1919, in Book 508, page 101 of Deeds, all records of said Riverside County, with a line that is parallel with and distant northwesterly 13.00 feet, measured at right angles, from the northwesterly line of the land conveyed to the State of California by deed recorded December 31, 1958, as Instrument No. 94131, Official Records of said county;

Thence along said parallel line North 60° 26' 36" East, 475.02 feet to the beginning of a tangent curve concave southeasterly and having a radius of 2070.00 feet, said curve being concentric to and distant northwesterly 13.00 feet, measured radially, from that certain curve described in last said deed as having a radius of 2057.00 feet;

Thence along said concentric curve, through a central angle of 12° 56' 34", an arc distance of 467.60 feet to the end thereof;

Thence, tangent to said concentric curve, North 73° 23' 10" East, 31.32 feet to a point, said point being hereinafter referred to as POINT "A".

The sidelines of said STRIP NO. 1 shall be prolonged or shortened so as to terminate southwesterly in the southwesterly line of said 25.00 foot strip of land known as DISCHARGE PIPE NO. 1, and northeasterly at the intersections of the prolongations of the sidelines of STRIP NO. 2 as hereinafter described.

7432

STRIP NO. 2:

A strip of land 17.00 feet in width, lying 3.00 feet northwesterly and 14.00 feet southeasterly of the following described reference line:
Beginning at said POINT "A" described hereinabove;
Thence North 39° 57' 47" East, 292.11 feet.

EXCEPTING THEREFROM that portion thereof lying northeasterly of a line that is parallel with and distant northeasterly 10.00 feet, measured at right angles, from that certain course described as "S. 89° 35' 03" E., 31.25 feet" in Parcel 1060-4G of Deeds, recorded June 13, 1963 as Instrument No. 58931 of Official Records of Riverside County, California.

The sidelines of said STRIP NO. 2 shall be prolonged or shortened so as to terminate southwesterly at the intersections of the sidelines of STRIP NO. 1 as hereinbefore described, and northeasterly in said parallel line.

ALSO EXCEPTING THEREFROM that portion thereof lying within Parcel 1060-4G as described hereinabove.

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 and 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 Rondell B. Hanson
BY: DIVERSIFIED COMMUNITIES, a partnership
as general partner
BY AZIMUTH EQUITIES, INC., a corporation
GENERAL PARTNER

BY: Rondell 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, Diversified Communities, a partnership as general partner, by Azimuth Equities, Inc., a corporation general partner for lots 3 & 5 of La Sierra Gardens, mp bk 11, pgs 42 to 50, 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

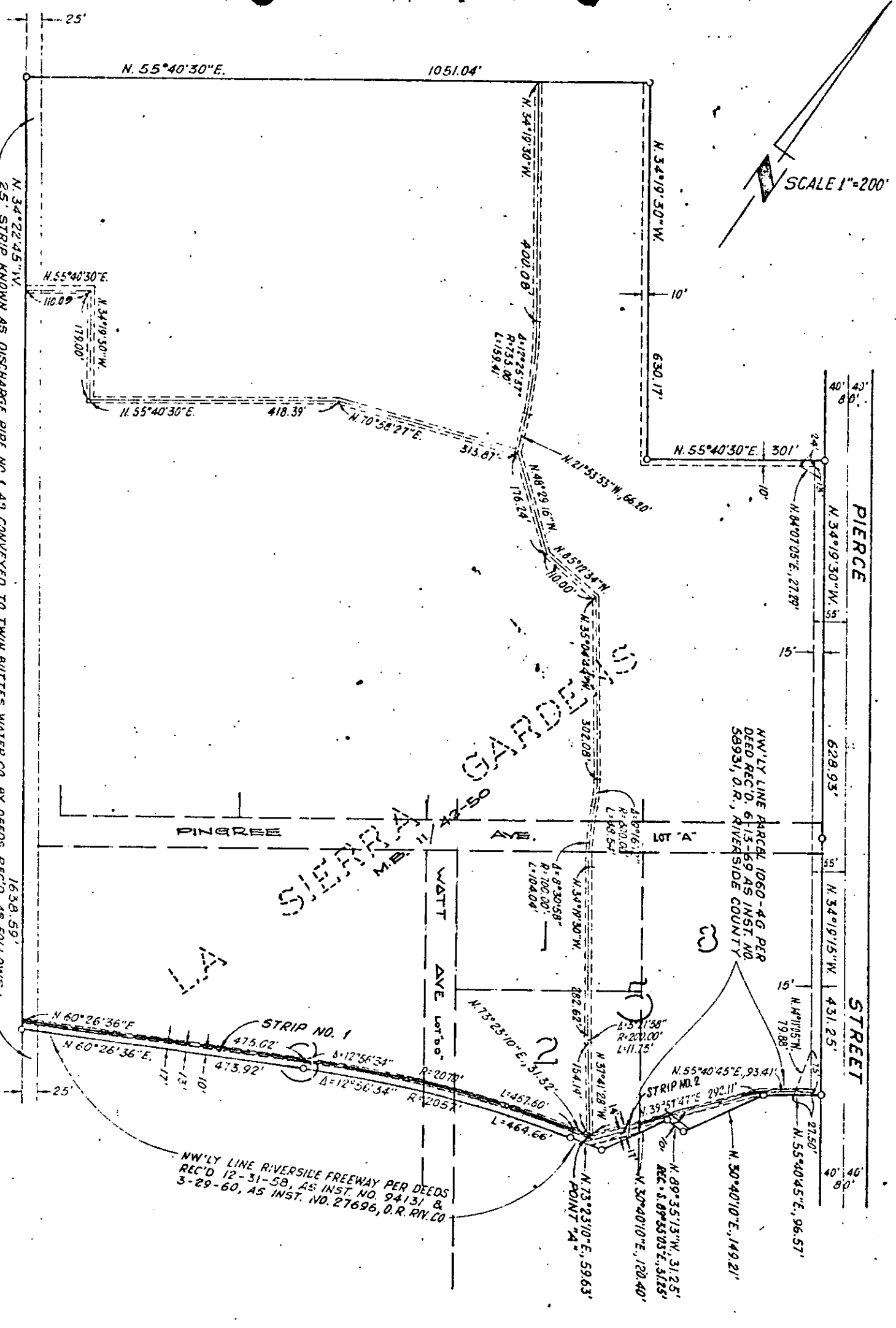
[Signature]
Property Services Manager

97485

DESCRIPTION APPROVAL
by [Signature] Surveyor

97485

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. 5, 1917, BK. 473, PG. 16, D.D.S.; JAN. 2, 1918, BK. 474, PG. 187, D.D.S.; AND, AUG. 11, 1919, BK. 508, PG. 101, D.D.S., RECS. RIV. CO.



SCALE 1"=200'

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	1
7432	
OF 1 SHEETS	