

97186

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 C-29-701

DOCUMENTARY TRANSFER TAX
\$ <u> </u> None <input checked="" type="checkbox"/>
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

AUG 27 1971

Min. Past Detlock M

CITY OF RIVERSIDE

Recorded in Official Records of Riverside County, California

W.H. DeLoach
Recorder

FEE \$

INDEXED

[Signature]

FOR RECORDER'S OFFICE USE ONLY

E A S E M E N T

APPROVED AS TO FORM

[Signature]

DEPUTY ATTORNEY

7433

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 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:

(See description attached)

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Those portions of Lots "A" (Pingree Avenue), "C" (Grindlay Avenue), "D" (Watt Avenue) and Blocks 2, 4, and 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 six (6) strips of land, the reference lines of which are more particularly described as follows:

STRIP NO. I:

A strip of land 10.00 feet in width, lying 3.00 feet northwesterly and 7.00 feet southeasterly of the following described reference line:

Commencing at the intersection of the southwesterly line of that certain strip of land; 25.00 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 hereinafter referred to as POINT "A" for the TRUE POINT OF BEGINNING;

Thence North 39° 57' 47" East, 292.11 feet to a point hereinafter referred to as POINT "B".

EXCEPTING THEREFROM that portion thereof lying southwesterly 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" East, 31.25 feet" in Parcel 1060-4G of Deeds, recorded June 13, 1969 as Instrument No. 58931 of Official Records of Riverside County, California.

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

STRIP NO. II

A strip of land 10.00 feet in width, lying 6.06 feet northwesterly and 3.94 feet southeasterly of the following described reference line:

Beginning at said POINT "B" described hereinabove;

Thence North 55° 40' 45" East, 93.41 feet to an intersection with a line that is parallel with and distant southwesterly 55.00 feet, measured at right angles, from the centerline of Pierce Street as said centerline is shown on the map of said La Sierra Gardens.

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

STRIP NO. III

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

Beginning at said Point "A" described hereinabove;

Thence North 37° 41' 28" West, 154.14 feet to the beginning of a tangent curve, concave northeasterly and having a radius of 200.00 feet;

Thence northwesterly along said curve through a central angle of 03° 21' 58", an arc distance of 11.75 feet;

Thence tangent to said curve, North 34° 19' 30" West, 282.62 feet to the beginning of a tangent curve concave northeasterly and having a radius of 700.00 feet;

last

Thence northwesterly along/said curve, through a central angle of $08^{\circ} 30' 58''$, an arc distance of 104.04 feet to the beginning of a reverse tangent curve concave southwesterly and having a radius of 300.00 feet;

Thence northwesterly along last said curve, through a central angle of $09^{\circ} 16' 12''$, an arc distance of 48.54 feet;

Thence tangent to last said curve, North $35^{\circ} 04' 44''$ West, 302.08 feet;

Thence North $85^{\circ} 12' 34''$ West, 110.00 feet;

Thence North $48^{\circ} 29' 16''$ West, 176.24 feet to a point, said point being hereinafter referred to as POINT "C";

Thence North $21^{\circ} 53' 53''$ West, 66.20 feet to the beginning of a tangent curve concave southwesterly and having a radius of 735.00 feet;

Thence northwesterly along last said curve through a central angle of $12^{\circ} 25' 37''$, an arc distance of 159.41 feet;

Thence tangent to last said curve, North $34^{\circ} 19' 30''$ West, 400.08 feet to a point in the northwesterly line of Lot 2 in said Block 4, distant thereon South $55^{\circ} 40' 30''$ West, 188.00 feet from the most northerly corner of said Lot 2.

The sidelines of said STRIP NO. III shall be prolonged or shortened so as to terminate southeasterly in a line passing through said POINT "A", having a bearing of North $52^{\circ} 18' 32''$ East and northwesterly in the northwesterly line of said Lot 2.

STRIP NO. IV

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

Beginning at said POINT "C" described hereinabove;

Thence South $70^{\circ} 58' 27''$ West, 313.87 feet;

Thence South $55^{\circ} 40' 30''$ West, 418.39 feet to a point, said point being hereinafter referred to as POINT "D";

Thence South $55^{\circ} 40' 30''$ West, 3.12 feet.

The sidelines of said STRIP NO. IV shall be prolonged or shortened so as to terminate northeasterly at the intersections of the sidelines of STRIP NO. III as hereinbefore described and southwesterly in a line that is normal to and passes through the southwesterly terminus of that certain course hereinbefore described as "South $55^{\circ} 40' 30''$ West, 3.12 feet".

STRIP NO. V

A strip of land 10.00 feet in width, lying 6.88 feet northeasterly and 3.12 feet southwesterly of the following described reference line:

Beginning at said POINT "D" described hereinabove;

Thence North $34^{\circ} 19' 30''$ West, 179.00 feet to a point, said point being hereinafter referred to as POINT "E".

The sidelines of said STRIP NO. V shall be prolonged or shortened so as to terminate southeasterly at the intersection of the sidelines of STRIP NO. IV as hereinbefore described, and northwesterly at the intersections of the sidelines of STRIP NO. VI as hereinafter described.

STRIP NO. VI

A strip of land 10.00 feet in width, lying 7.00 feet northwesterly and 3.00 feet southeasterly of the following described centerline:

Beginning at said POINT "E" described hereinabove;

Thence South $55^{\circ} 40' 30''$ West, 110.09 feet to the southwesterly line of said 25.00 foot strip of land known as DISCHARGE PIPE NO. 1, distant thereon South $34^{\circ} 22' 45''$ East, 361.08 feet from the intersection of said southwesterly line with the southwesterly prolongation of the northwesterly line of Lot 2 in said Block 2.

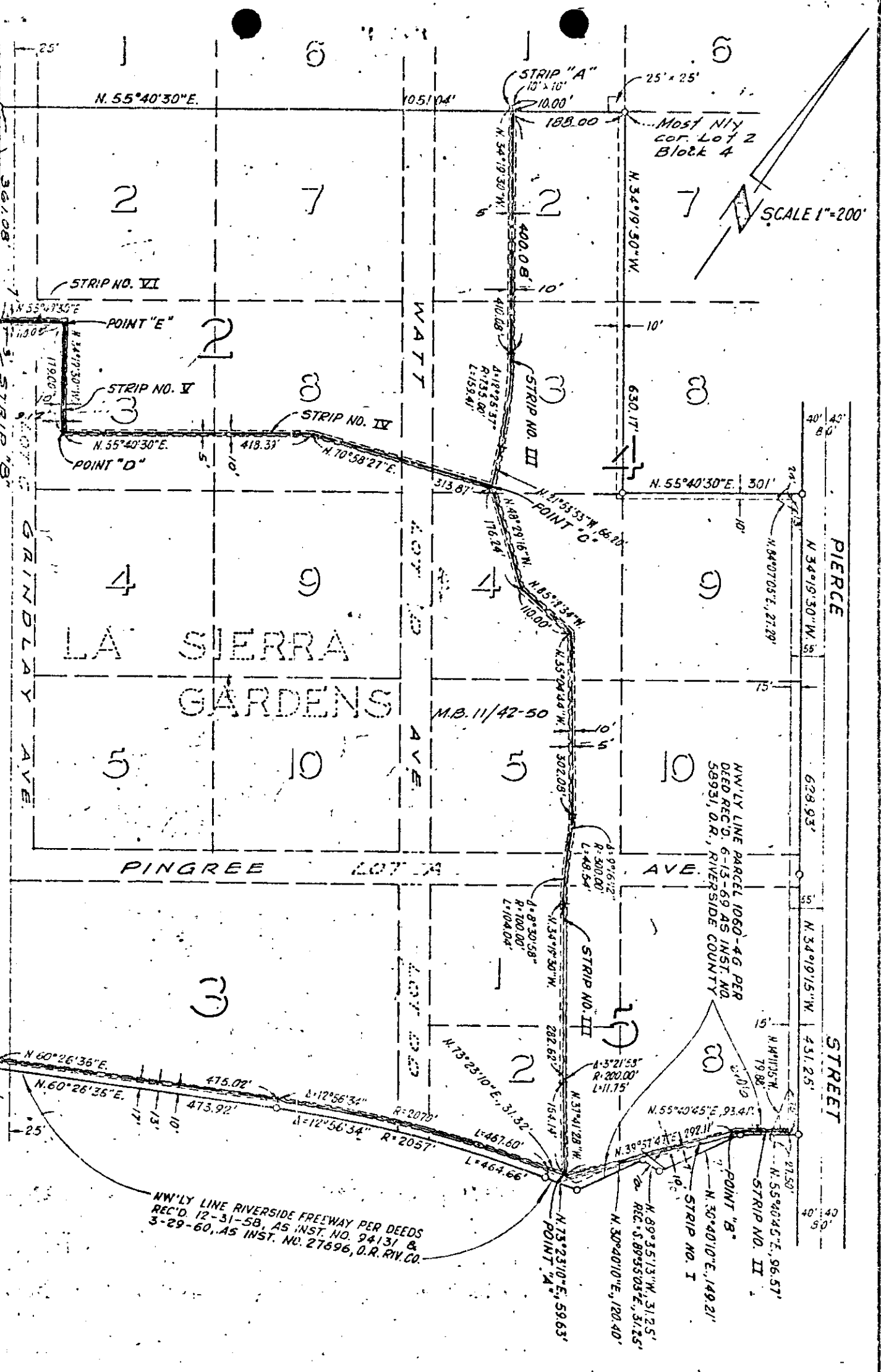
The sidelines of said STRIP NO. VI shall be prolonged or shortened so as to terminate northeasterly at the intersections of the sidelines of STRIP NO. V as hereinbefore described, and southwesterly in said southwesterly line of Discharge Pipe No. 1.

DESCRIPTION APPROVAL

by *Sergei P. Hutchenko* Surveyor

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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. 506, PG. 101, DDS., RECS. RIV. CO.



LA SIERRA GARDENS

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.

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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.

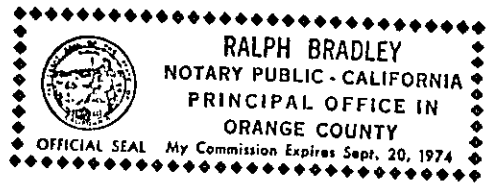
RIVERSIDE MEADOWS, LTD. a limited partnership
DIVERSIFIED COMMUNITIES - GENERAL PARTNER

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.

On August 16, 1971, before me, the undersigned, a Notary Public in and for said State, personally appeared **RONDELL B. HANSON**, known to me to be the Vice President of AZIMUTH EQUITIES, INC., the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the partners of DIVERSIFIED COMMUNITIES, a partnership, the partnership that executed the within instrument, said partnership being known by me to be the partner of RIVERSIDE MEADOWS, LTD., a limited partnership, the partnership that executed the within instrument and acknowledged to me that such first named partnership executed the same as such partner and such last named partnership executed the same.

WITNESS my hand and official seal.

Ralph Bradley
RALPH BRADLEY
Notary Public in and for said
County and State



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