

When recorded mail to:

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

97489

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 1975
Min. Past 12 o'clock P.M.
At Request of
CITY OF RIVERSIDE
Recorded in Official Records
of Riverside County, California

W.H. Dalglish
Recorder
FEE \$ 2.00
INDEXED

DOCUMENTARY TRANSFER TAX
\$ None
Signature [Signature]
CITY OF RIVERSIDE

FOR RECORDER'S OFFICE USE ONLY

CITY DEED NO. _____

APPROVED AS TO FORM
[Signature]
DEPUTY CLERK

PUBLIC UTILITIES
EASEMENT

7436

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
RIVERSIDE GARDENS, a Limited Partnership,

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 public utilities 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 45 of the EAST RIVERSIDE LAND COMPANY'S Subdivision of Section 19, Township 2 South, Range 4 West, San Bernardino Meridian, recorded in Book 6, Page 44 of Maps, records of San Bernardino County, California, described as follows:

PARCEL I

A strip of land 6.00 feet in width; the centerline of said strip being described as follows:

Commencing at the northeast corner of that certain parcel of land conveyed to the City of Riverside by a deed recorded October 15, 1970, as Instrument No. 104160 of Official Records of Riverside County, California;

Thence South 0° 46' 41" West, along the west line of said parcel, 66.00 feet to the TRUE POINT OF BEGINNING;

Thence South 89° 12' 49" East, 161.00 feet to a point hereinafter referred to as point "A";

Thence continuing South 89° 12' 49" East, 6.00 feet to a point hereinafter referred to as point "B";

Thence continuing South 89° 12' 49" East, 222.00 feet to a point hereinafter referred to as point "C";

Thence continuing South 89° 12' 49" East, 167.29 feet to the beginning of a tangent curve, concave to the southwest and having a radius of 12.50 feet;

Thence east, southeast and south, along said curve an arc length of 19.63 feet thru a central angle of 89° 59' 30" to a tangent line;

DESCRIPTION APPROVAL
[Signature] 7/16/71
Surveyor

7436

97489

Thence South 0° 46' 41" West, along said tangent line, 64.50 feet to a point hereinafter referred to as point "D";

Thence continuing South 0° 46' 41" West, 142.00 feet to a point hereinafter referred to as point "E";

Thence continuing South 0° 46' 41" West, 11.77 feet to a point hereinafter referred to as point "F";

Thence continuing South 0° 46' 41" West, 167.98 feet to a point hereinafter referred to as point "G";

Thence continuing South 0° 46' 41" West, 45.91 feet to a point hereinafter referred to as point "H";

Thence continuing South 0° 46' 41" West, 64.84 feet to the END of this centerline description.

PARCEL II

A strip of land 6.00 feet in width; the centerline of said strip being described as follows:

Commencing at Point "A" hereinabove described;

Thence South 0° 46' 41" West, 3.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing South 0° 46' 41" West, 6.00 feet to the END of this centerline description.

PARCEL III

A strip of land 6.00 feet in width; the centerline of said strip being described as follows:

Commencing at Point "B" hereinabove described;

Thence South 0° 46' 41" West, 3.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing South 0° 46' 41" West, 143.30 feet to a point hereinafter referred to as Point "I";

Thence South 89° 12' 49" East, 31.60 feet to the beginning of a tangent curve, concave to the southwest and having a radius of 21.00 feet;

Thence east and southeast, along said curve, an arc length of 18.72 feet thru a central angle of 51° 04' 07" to a tangent line;

Thence South 38° 08' 42" East, along said tangent line, 248.50 feet to the beginning of a tangent curve, concave to the west and having a radius of 25.00 feet;

Thence southeast, south and southwest, along said curve, an arc length of 39.27 feet thru a central angle of 90° 00' 00" to a tangent line;

Thence South 51° 51' 18" West, along said tangent line 5.85 feet to a point hereinafter referred to as point "J";

Thence continuing South 51° 51' 18" West, 37.15 feet to the END of this centerline description.

PARCEL IV

A strip of land 6.00 feet in width; the centerline of said strip being described as follows:

Commencing at Point "I" hereinabove described;

Thence South 0° 46' 41" West, 3.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing South 0° 46' 41" West, 17.00 feet to the END of this centerline description.

PARCEL V

A strip of land 6.00 feet in width; the centerline of said strip being described as follows:

Commencing at Point "I" hereinabove described;

Thence North 89° 12' 49" West, 3.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing North 89° 12' 49" West, 7.00 feet to the END of this centerline description.

PARCEL VI

A strip of land 6.00 feet in width; the centerline of said strip being described as follows:

BEGINNING at Point "J" hereinabove described;

Thence South $89^{\circ} 12' 49''$ East, 206.03 feet to the beginning of a tangent curve, concave to the southwest and having a radius of 12.50 feet;

Thence east, southeast and south, along said curve, an arc length of 19.63 feet thru a central angle of $89^{\circ} 59' 30''$ to a Point "G" hereinabove described; said Point "G" being the END of this centerline description.

EXCEPTING therefrom that portion contained in Parcel I and Parcel III.

PARCEL VII

A strip of land 6.00 feet in width; the centerline of said strip being described as follows:

Commencing at Point "C" hereinabove described;

Thence South $0^{\circ} 47' 11''$ West, 3.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing South $0^{\circ} 47' 11''$ West, 6.00 feet to the END of this centerline description.

PARCEL VIII

A strip of land 6.00 feet in width; the centerline of said strip being described as follows:

Commencing at Point "D" hereinabove described;

Thence North $89^{\circ} 13' 19''$ West, 3.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing North $89^{\circ} 13' 19''$ West, 6.00 feet to the END of this centerline description.

PARCEL IX

A strip of land 6.00 feet in width; the centerline of said strip being described as follows:

Commencing at Point "E" hereinabove described;

Thence North $89^{\circ} 13' 19''$ West, 3.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing North $89^{\circ} 13' 19''$ West, 6.00 feet to the END of this centerline description.

PARCEL X

A strip of land 6.00 feet in width; the centerline of said strip being described as follows:

BEGINNING at Point "F" hereinabove described; said point also being the beginning of a tangent curve, concave to the northeast and having a radius of 12.50 feet;

Thence south, southeast and east along said curve, an arc length of 19.64 feet thru a central angle of $90^{\circ} 00' 00''$ to a tangent line;

Thence South $89^{\circ} 13' 19''$ East, 65.88 feet to the west line of Tract 2350 as shown by the map on file in Book 45, Pages 98 and 99 of Maps, records of Riverside County, California, and to the END of this centerline description.

EXCEPTING therefrom that portion contained in Parcel I described hereinabove.

PARCEL XI

A strip of land 6.00 feet in width; the centerline of said strip being described as follows:

Commencing at the southeast corner of said Lot 45;

Thence North $0^{\circ} 46' 51''$ East, along the east line of said Lot 45, a distance of 138.00 feet to the TRUE POINT OF BEGINNING;

Thence South $75^{\circ} 35' 01''$ West, 68.26 feet to Point "H" hereinabove described;

97489

Thence continuing South 75° 35' 01" West, 11.74 feet to the END of this centerline description.

EXCEPTING therefrom that portion contained in Parcel I 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 public utilities 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.

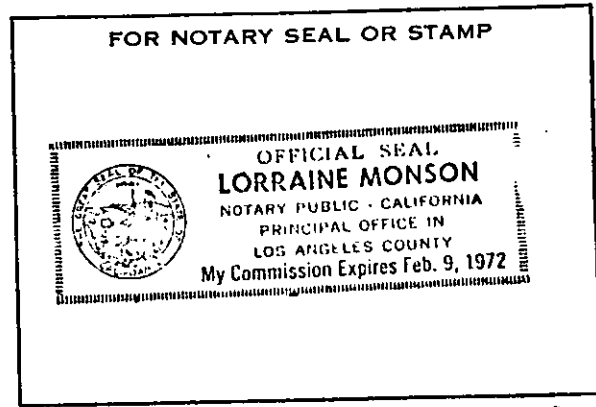
Dated Aug. 6, 1971

BY RIVERSIDE GARDENS, a Limited Partnership
Real Estate Technology, Inc.
BY David Wilster General Partner
President

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } SS.
On August 6, 1971, before me, the undersigned, a Notary Public in and for said County and State, personally appeared David Wilster, known to me to be the President, and _____ known to me to be the Secretary of Real Estate Technology, 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 Riverside Gardens, the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

Lorraine Monson

Name (Typed or Printed)



ip

7436

Asc-213 (G.S.) Ack. Corp. Partnership (Rev. 12-63) Staple 97489

97489

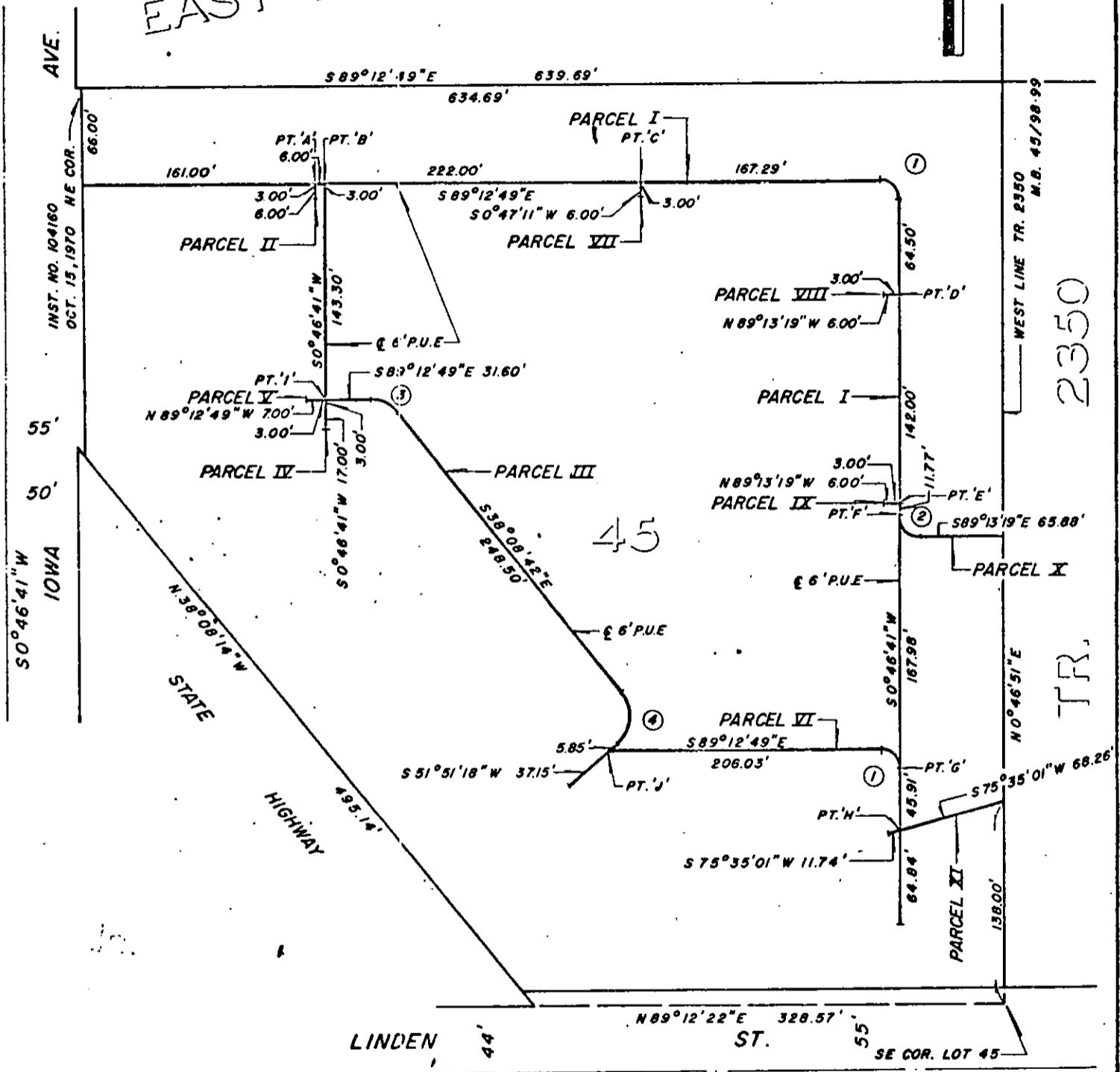
SEC. 19

T. 25.

R. 4 W.

EAST RIVERSIDE LAND CO.

M.B. 6/44 S.B. Co.



①	R=12.50'	Δ=89°59'30"	L=19.63'
②	R=12.50'	Δ=90°00'00"	L=19.64'
③	R=21.00'	Δ=51°04'07"	L=18.72'
④	R=25.00'	Δ=90°00'00"	L=39.27'

CITY OF RIVERSIDE, CALIFORNIA

12/19/2

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 /

SCALE: 1" = 100'

DRAWN 7/14/71 BY ME

SUBJECT P.U.E. 4222

OF / SHEETS

7436