

No Fee - 6103 Government Code
117335

When recorded mail to:

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

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

CITY DEED NO. _____

RECEIVED FOR RECORD
SEP 5 1973
40 Min. Past 2 o'clock P.M.
At Request of *[Signature]*
Book 1973 Page 117335
Recorded in Official Records
of Riverside County, California
W.H. DeLoach Recorder
FEES \$ _____

INDEXED

FOR RECORDER'S OFFICE USE ONLY

APPROVED AS TO FORM

[Signature]
ASST. CITY ATTORNEY

E A S E M E N T

7998

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
CREST DEVELOPMENT COMPANY, 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 sanitary sewer facilities

together with all necessary appurtenances, in, under, upon, over and along that certain real property situated in the City of Riverside, County of Riverside, State of California, described as follows:

All those portions of Lots 5, 8, 9, and Lot G (Stover Avenue) of the Bixmill Tract, as shown by map on file in Book 16 of Maps, at pages 28 through 30, inclusive thereof, Records of Riverside County, California, more particularly described as follows:

PARCEL 1

A strip of land 10.00 feet in width, the centerline of which is described as follows: Commencing at the northwest corner of Lot 55 of Tract No. 4234, as shown by map on file in Book 75 of Maps, at pages 1 through 5, inclusive thereof, Records of Riverside County, California;

Thence South 89° 36' 51" East along the north line of said Lot 55, a distance of 56.92 feet to a point therein;

Thence North 00° 23' 09" East, a distance of 127.49 feet for the TRUE POINT OF BEGINNING, said point is hereinafter referred to as Point "A";

Thence North 87° 49' 10" East, a distance of 163.71 feet;

Thence South 89° 31' 00" East, a distance of 202.23 feet to the beginning of a tangent curve, concave to the north, having a radius of 195.00 feet;

Thence easterly along said curve, to the left, through a central angle of 21° 27' 55", an arc distance of 73.06 feet to the end thereof;

Thence North 69° 01' 05" East, a distance of 63.13 feet to a point hereinafter referred to as Point "B";

Thence continuing North 69° 01' 05" East, a distance of 262.00 feet to a point in the westerly line of Lot A (Crest Avenue) of Tract No. 3881, as shown by map on file in Book 61 of Maps, at pages 99 and 100 thereof, Records of Riverside County, California, distant thereon South 20° 58' 55" East, 11.85 feet from the northwest corner of said Lot A (Crest Avenue).

The sidelines of said strip of land shall be prolonged or shortened so as to terminate westerly in a line having a bearing of North 00° 23' 09" East, and easterly in said westerly line of Lot A (Crest Avenue).

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A strip of land 10.00 feet in width, the centerline of which is described as follows:
 Commencing at Point "A" described hereinabove;
 Thence North 00° 23' 09" East, a distance of 492.51 feet;
 Thence South 89° 36' 51" East, a distance of 15.00 feet;
 Thence North 00° 23' 09" East, a distance of 38.00 feet to the TRUE POINT OF BEGINNING;
 Thence South 89° 36' 51" East, a distance of 396.74 feet;
 Thence South 00° 23' 09" West, a distance of 218.11 feet to the beginning of a tangent curve, concave to the east, having a radius of 285.00 feet;
 Thence southerly along said curve, to the left, through a central angle of 21° 22' 04", an arc distance of 106.29 feet to the end thereof;
 Thence South 20° 58' 55" East, a distance of 177.36 feet to Point "B" described hereinabove;
 EXCEPTING THEREFROM that portion thereof lying within said Parcel 1;
 The sidelines of said strip of land shall be prolonged or shortened so as to terminate westerly in a line having a bearing of North 00° 23' 09" East.

DESCRIPTION APPROVAL
 by George P. Hutchinson 8/31/73, by JS
 Surveyor

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.

Dated _____ CREST DEVELOPMENT COMPANY, a Limited Partnership,
J. A. ANDREWS DEVELOPMENT COMPANY, General Partner,
 By: Jay A. Andrews
 Jay A. Andrews, President and General Partner.

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated Sept. 4, 1973 from Crest Development Company
 for all those portions of Lots 5, 8, 9 & Lot G of Bixmill Tract, Bk. 16 of Maps, pgs. 28-30, Riv.
 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 Sept. 5, 1973
[Signature]
 Property Services Manager

