

40032

City Clerk's Office

City of Riverside

City Hall, 3711 Orange St.

Riverside, California 92501

DOCUMENTARY TRANSFER TAX

\$ None

Signature *[Signature]*
CITY OF RIVERSIDE

RECEIVED FOR RECORD

APR 5 1974

Min. Past 10'clock A.M.
Request of
CITY CLERK

40032

Book 1774, Page

Recorded in Official Records
of Riverside County, California

W.H. Dalglish Recorder

FEES \$

INDEXED

FOR RECORDER'S OFFICE USE ONLY

CITY DEED NO.

APPROVED AS TO FORM
Barbara Paris
ASST. CITY ATTORNEY

TREE PLANTING EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
THE REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, CALIFORNIA, a public
body corporate and politic,

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 for street tree planting and maintenance purposes,
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:

A strip of land 5.00 feet in width over a portion of Lot 9 of
JOHNSON'S SUBDIVISION, on file in Book 6 of Maps, at page 57
thereof, records of Riverside County, California; the westerly
line of said strip of land more particularly described as
follows:

Commencing at the intersection of the centerline of FOURTEENTH
STREET with a line which is parallel with and distant 5.00
feet westerly as measured at right angle to the centerline of
LANGSTON PLACE (Lot B), as said streets are shown by Map of
THE HAPPY KNOLL TRACT, on file in Book 11 of Maps, at page 9
thereof, records of said Riverside County;

Thence North 0° 00' 55" West, along said parallel line, a
distance of 165.40 feet to the beginning of a tangent curve
with a radius of 200.00 feet and concaving to the east; the
initial radial line of said curve bears South 89° 59' 05" West;

Thence North 89° 59' 05" East, along the easterly prolongation
of said radial line, 25.00 feet to its intersection with the
easterly line of said Langston Place;

Thence North 0° 00' 55" West, along said easterly line, 0.10
feet to the southwest corner of said Lot 9; said corner also
being a point in a curve concave southeasterly and having a
radius of 175.00 feet; the radial line to said curve at said
point bears North 89° 58' 55" West; said point also being the
TRUE POINT OF BEGINNING;

Thence northeasterly, along said curve, an arc length of 27.60
feet thru a central angle of 9° 02' 07" to the beginning of a
reverse curve concave northwesterly and having a radius of
225.00 feet;

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Thence northerly, along said curve, an arc length of 20.66 feet thru a central angle of 5° 15' 44" to a point in the northerly line of said Lot 9 and to the end of this line description.

DESCRIPTION APPROVAL
by George P. Hutchinson 3/14/74 by [Signature]
Surveyor

TOGETHER WITH the right 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 maintaining, inspecting, replacing, relocating, renewing and removing said trees

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 3-22-74

THE REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, CALIFORNIA, a Public Body Corporate and Politic.

By [Signature]
Chairman

By [Signature]
Executive Director

STATE OF CALIFORNIA
COUNTY OF Riverside ss

ON March 22 19 74 before me, the undersigned, a Notary Public in and for said State, personally appeared C.E. Stearns and D.R. Shackelton, known to me to be the Chairman and Executive Director of the Redevelopment Agency of the City of Riverside, California the Corporation that executed the within Instrument, known to me to be the person(s) who executed the within Instrument, on behalf of the Corporation, therein named, and acknowledged to me that such Corporation executed the same.

WITNESS my hand and official seal.



OFFICIAL SEAL
TERESA L. LA ROCCA
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY

My Commission Expires Sept. 23, 1977

[Signature]
Notary Public in and for said State 3/24

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JOHNSON'S

10

7

8

SUBDIVISION

M.B. 6/57
RIV. CO.

9

HAPPY KNOLL

17

16

PL. LANGSTON

PROPOSED E

TRACT

M.B. 11/9
RIV. CO.

15

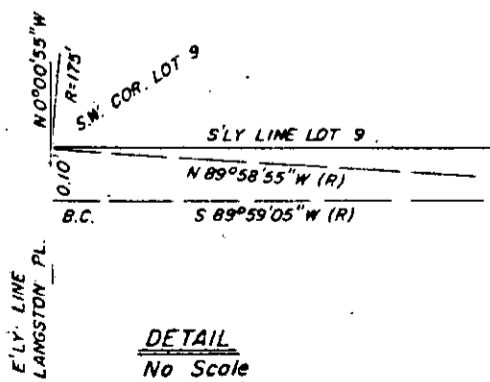
14

NORTH

FOURTEENTH

ST.

N 89°52'E (PER HAPPY KNOLL TRACT)



CITY OF RIVERSIDE, CALIFORNIA

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 1 OF 1

3/15

SCALE: 1" = 30'

DRAWN BY W.F. DATE 3/12/74

SUBJECT EASTSIDE N.D.P. REDEVELOPMENT PROJECT

8734