

When recorded mail to:

City Clerk's Office

City of Riverside

City Hall, 3711 Orange Street

Riverside, CA 92501

43047

RECEIVED FOR RECORD

APR 12 1974

20 Min. Past 3 o'clock P.M.
At Request of
Cathy Clarke

Book 1974, Page 13017

Recorded in Official Records
of Riverside County, California

W.H. Dabagh Recorder

FEES \$ 2.00

INDEXED

FOR RECORDER'S OFFICE USE ONLY

GRANT OF EASEMENT

MEREDITH N. CREE and MARGARET E. CREE, husband and wife,

, Grantor s

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do
hereby grant to the CITY OF RIVERSIDE, a Municipal Corporation, a right of way for
street purposes, in the City of Riverside, County of Riverside, State of California,
described as follows:

All those portions of Lot 304, as shown by Corrected Map of Additions to Maps
of Riverside Land & Irrigating Company, on file in Book 4 of Maps, at page 75 thereof,
Records of Riverside County, California, and of Lot 6 of Evans Rio Rancho, as shown by
map on file in Book 10 of Maps, at pages 52 through 54, inclusive thereof, Records of
Riverside County, California, more particularly described as follows:

PARCEL 1

Commencing at the intersection of the centerline of Paloverde Lane with the
southerly boundary line of Record of Survey on file in Book 29, at page 82 thereof,
Records of Riverside County, California;

Thence North 01° 16' 50" West along said centerline, a distance of 90.00 feet
to the beginning of a tangent curve, concave southwesterly, having a radius of 100.00
feet;

Thence South 88° 43' 10" West along the radial line of said curve, a distance
of 20.00 feet to a point in the westerly line of said Paloverde Lane, said point also
being the beginning of a tangent curve, concave to the southwest, having a radius of
80.00 feet, the radial line at said point bears North 88° 43' 10" East, said point is
hereinafter referred to as Point "A";

Thence northwesterly along said curve, to the left, through a central angle of
00° 34' 04", an arc distance of 0.79 feet to a point therein, the radial line at said
point bears North 88° 09' 06" East, said point being the southwest corner of that certain
portion of Paloverde Lane, quitclaimed by the City of Riverside by Quitclaim Deed
recorded August 22, 1969 as Instrument No. 86555 of Official Records of Riverside County;

Thence North 88° 09' 06" East, a distance of 8.00 feet;

Thence North 65° 55' 40" East (recorded as North 64° 08' 29" East), a distance of
25.48 feet (recorded as 25.82 feet);

Thence North 83° 12' 58" East, a distance of 8.00 feet to a point in a curve,
concave to the southwest, having a radius of 120.00 feet, the radial line at said point
bears North 83° 12' 58" East, said point being the southeast corner of the portion of
Paloverde Lane quitclaimed as aforesaid;

The last three courses and distances follow the southerly line of said portion of
Paloverde Lane quitclaimed as aforesaid;

Thence northwesterly along said curve, to the left, through a central angle of
07° 35' 30", an arc distance of 15.90 feet to a point therein for the TRUE POINT OF
BEGINNING, the radial line at said point bears North 75° 37' 28" East, said point being
a point of cusp with a curve concave to the southwest, having a radius of 31.00 feet,
the radial line to said curve bears North 52° 01' 43" West;

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Thence northerly along said curve having a radius of 120.00 feet, to the left, through a central angle of 27° 18' 01", an arc distance of 57.18 feet to a point therein, the radial line at said point bears North 48° 19' 27" East, said point being a point of cusp with said curve having a radius of 31.00 feet, the radial line to said point bears North 04° 01' 25" West;

Thence southeasterly along said curve having a radius of 31.00 feet, to the right, through a central angle of 131° 59' 42", an arc distance of 71.42 feet to the true point of beginning.

PARCEL 2

Commencing at said point hereinbefore referred to as Point "A";

Thence northwesterly along said curve having a radius of 80.00 feet, to the left, through a central angle of 14° 23' 47", an arc distance of 20.10 feet to a point therein for the TRUE POINT OF BEGINNING, the radial line at said point bears North 74° 19' 23" East, said point being a point of cusp with a curve concave to the northeast, having a radius of 31.00 feet, the radial line to said point bears South 28° 28' 37" West;

Thence northwesterly along said curve having a radius of 80.00 feet, to the left, through a central angle of 24° 41' 51", an arc distance of 34.48 feet, to a point therein, the radial line at said point bears North 49° 37' 32" East, said point being a point of cusp with said curve having a radius of 31.00 feet, the radial line to said point bears North 84° 31' 41" West;

Thence southeasterly along said curve having a radius of 31.00 feet, to the left, through a central angle of 66° 59' 32", an arc distance of 36.25 feet to the true point of beginning.

DESCRIPTION APPROVAL
by George Hutchinson 4/8/74 by [Signature]
Surveyor

Dated April 9, 1974

[Signature]
MEREDITH N. CREE

APPROVED AS TO FORM
[Signature]
CITY ATTORNEY

[Signature]
MARGARET E. CREE

STATE OF CALIFORNIA, }
COUNTY OF Riverside } ss.

ON April 9, 19 74
before me, the undersigned, a Notary Public in and for said State, personally appeared
Meredith N. Cree and Margaret E. Cree
known to me,
to be the persons whose names are subscribed to the within Instrument,
and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

OFFICIAL SEAL
ALICE A. FLODINE
NOTARY PUBLIC CALIFORNIA
RIVERSIDE COUNTY
My Commission Expires Sept. 16, 1976

3788 McCray Street, Riverside, CA. 92506

[Signature]
Notary Public in and for said State.

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