

84267

RECORDING REQUESTED BY
Please record for the benefit
of the City of Riverside:

AND WHEN RECORDED MAIL TO
Mgr., Property Servs.

Name
City Clerk
City of Riverside
Street Address
3711 Orange St.,
Riverside, Ca 92501
City & State

RECEIVED FOR RECORD

JUL 5 1974

5:55 Min. Past 5 o'clock P.M.
CITY CLERK

Book 1974, Page 84267
Recorded in Official Records
of Riverside County, California

W.H. Dalglish Recorder
FEES \$ 2.00

UNFILED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

Name
Street Address
City & State

DOCUMENTARY TRANSFER TAX \$ None due
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE.
Jennings Land Co.
Signature of Declarant or Agent determining tax. Firm Name

2715

APPROVED AS TO FORM

Barbara Purus
ASST. CITY ATTORNEY

Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

TO 405.1 CA (1-70)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
JENNINGS LAND CO., a ^{limited} partnership; LADD DEVELOPMENT CORPORATION, a California
corporation and JOHN D. BABBAGE and MARJORIE T. BABBAGE, husband and wife

hereby GRANT(S) to

CITY OF RIVERSIDE

the following described real property ^{easement} in the City of Riverside
County of Riverside, State of California:

An easement and right of way for the construction, reconstruction, maintenance,
operation, inspection, repair, replacement, and removal of storm drain
facilities and sanitary sewer system, more particularly described on Exhibit "A"
for storm drain and Exhibit "B" for sanitary sewer, attached hereto and made a
part hereof consisting of one (1) page.

JENNINGS LAND CO.

By: Fred G. Jennings
Fred G. Jennings, General Partner

Dated May 30, 1974

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or
Grant dated May 30, 1974 from Jennings Land Co., a ltd. partnership;
Ladd Developmt. Co., a California Corporation, John D. BABBAGE, et al.
For Por 10.' over por SW 1/4 Sec 32 Twnp 2 So Rg 4 W, San Bdno BB&M; & Strip/Land
6' wide over por SW 1/4 Sec 32 Twnp 2 So Rg 4 W, SBB&M
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 Inst. No. 123460, Riverside County Records, and the Grantee hereby
consents to recordation of this instrument through the undersigned.

Dated July 5, 1974

W.H. Dalglish
Property Services Manager

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EXHIBIT "A"

84267

An easement and right of way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, and removal of storm drain 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:

A strip of land 10.00 feet in width over a portion of the Southwest one-quarter of Section 32, Township 2 South, Range 4 West, San Bernardino Base and Meridian; the centerline of said easement being described as follows:

Commencing at a point on that certain course in the centerline of Via Zapata (Lot B) which bears South $88^{\circ}51'43''$ East, a distance of 397.98 feet as shown on Map of Tract 3802 on file in Book 60 of Maps, at Pages 14 and 15 thereof, Records of Riverside County, California; said point being South $88^{\circ}51'43''$ East, a distance of 234.72 feet from the Westerly terminus of said line and also being on the Southerly prolongation of the centerline of that certain 10.00 foot storm drain easement conveyed to the City of Riverside designated as Parcel II in deed recorded October 4, 1968 as Instrument No. 96057, Records of Riverside County, California;

Thence North $01^{\circ}08'17''$ East, a distance of 10.00 feet to a point on the Northerly line of said Via Zapata (Lot B) as shown on said map, said point being the point of beginning of the centerline to be described; thence continuing North $01^{\circ}08'17''$ East, a distance of 211.00 feet to a point in the Northerly line of that certain parcel of land conveyed to Jennings Land Company, et al, designated as Parcel 2 in deed recorded November 2, 1971 as Instrument No. 125407, Records of Riverside County, California; said point being the Northerly terminus of the centerline being described.

EXHIBIT "B"

An easement and right of way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, 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:

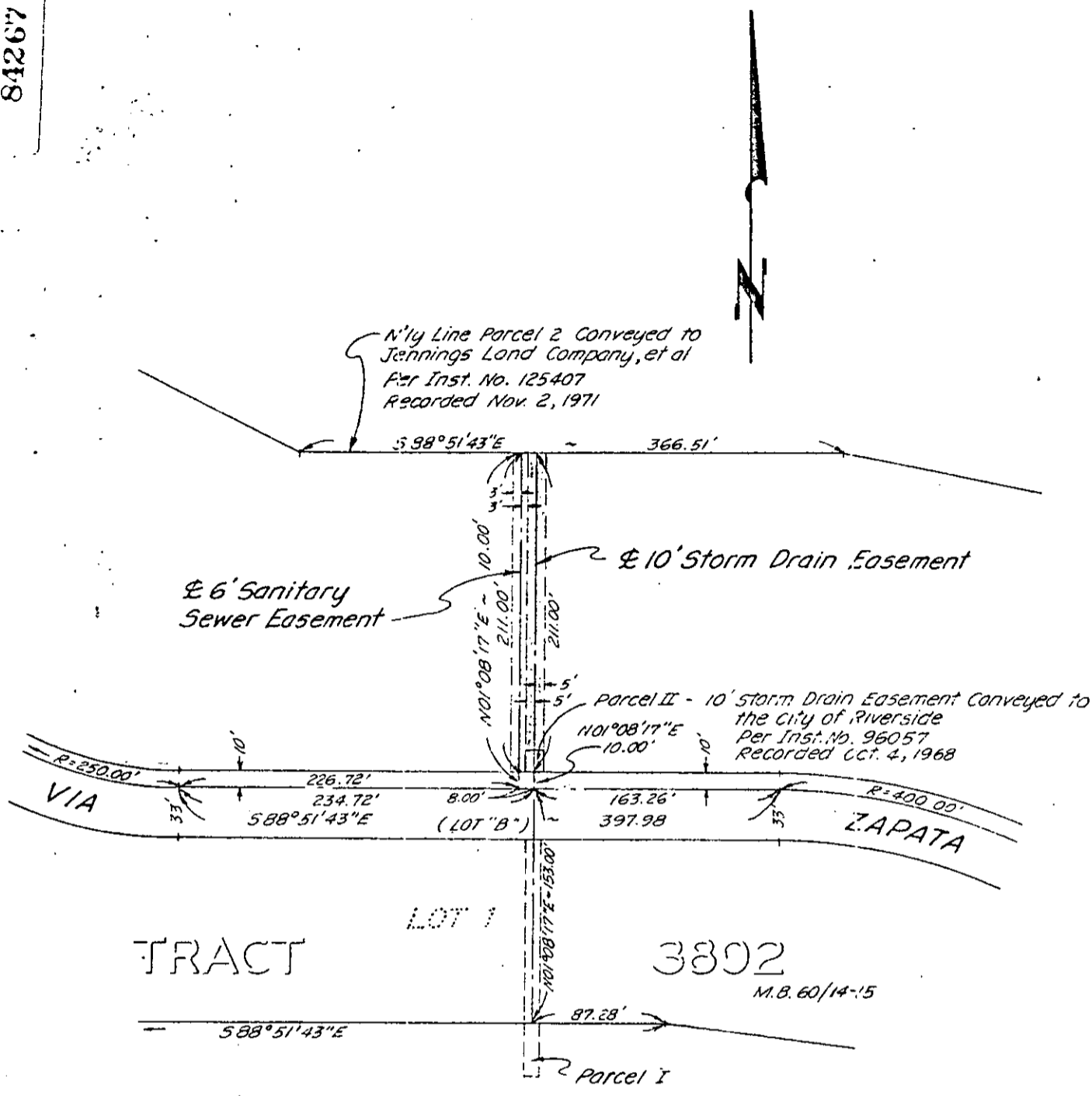
A strip of land 6.00 feet in width over a portion of the Southwest one-quarter of Section 32, Township 2 South, Range 4 West, San Bernardino Base and Meridian; the centerline of said Easement being described as follows:

Commencing at a point on that certain course in the centerline of Via Zapata (Lot B) which bears South $88^{\circ}51'43''$ East, a distance of 397.98 feet as shown on map of Tract 3802 on file in Book 60 of Maps, at Pages 14 and 15 thereof, Records of Riverside County, California; said point being South $88^{\circ}51'43''$ East, a distance of 226.72 feet from the Westerly terminus of said line; thence North $01^{\circ}08'17''$ East, a distance of 10.00 feet to a point on the Northerly line of said Via Zapata (Lot B) as shown on said map, said point being the point of beginning of the centerline to be described; thence continuing North $01^{\circ}08'17''$ East; a distance of 211.00 feet to a point in the Northerly line of that certain parcel of land conveyed to Jennings Land Company, et al, designated as Parcel 2 in Deed recorded November 2, 1971 as Instrument No. 125407, Records of Riverside County, California; said point being the Northerly terminus of the centerline being described.

Said property is also situated in the City of Riverside, County of Riverside and State of California.

DESCRIPTION APPROVAL
by *George P. Hutchins* 6/20/74 by *[Signature]*
SURVEYOR

84267



PLAT OF SURVEY

BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 32,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B. B. & M.

March, 1974

Scale: 1" = 100'

3426 TENTH ST.
RIVERSIDE, CAL.

J. F. DAVIDSON ASSOCIATES

PHONE
686-0844

W.O. 3944

FOR CANYON CREEK

F.B. _____

FILE NO. YI-34

17/247