

95036

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3711 Orange St.
Riverside, California 92501
Tract 5130-1

DOCUMENTARY TRANSFER TAX
\$ _____ None
Signature _____
CITY OF RIVERSIDE

RECEIVED FOR RECORD
JUL 26 1974
40 Min. Post 3 o'clock M.
At Request of
CITY CLERK
Book 1974, Page 95036
Recorded in Official Records
of Riverside County, California
W.H. DeLoach Recorder
FEES: None
INDEXED

FOR RECORDER'S OFFICE USE ONLY

CITY DEED NO. _____

8242

S T O R M D R A I N
E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
WOODHAVEN ENTERPRISES, a Joint Venture, Composed of Woodhaven Realty,
Inc., and Woodhaven Developers, Inc.

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 storm drain 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 9, 10, and 11 in Block 9 of the Lands
of the Riverside Land and Irrigating Company, as shown by map on
file in Book 1 of Maps, at page 70 thereof, Records of San Bernardino
County, California, more particularly described as follows:

PARCEL 1

A strip of land 20.00 feet in width, the centerline of which is
described as follows:

Beginning at a point in the southwesterly line of the northeasterly
rectangular half of said Lot 11, said point being the intersection
of a line parallel with and distant southeasterly 28.00 feet,
measured at right angles, from the northwesterly line of said Lot 11;

Thence North 55° 44' 48" East along said parallel line, a distance
of 668.64 feet to a point hereinafter described as Point "A";

Thence continuing North 55° 44' 48" East along said parallel line,
a distance of 233.26 feet to a point hereinafter described as
Point "B";

The sidelines of said strip of land shall be prolonged or shortened
so as to terminate southwesterly in said southwesterly line of the
northeasterly rectangular half of Lot 11 and terminating north-
easterly in a line drawn through said Point "B", having a bearing
of North 34° 15' 12" West.

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PARCEL 2

Commencing at Point "B" hereinabove described;

Thence North 34° 15' 12" West, a distance of 10.00 feet for the TRUE POINT OF BEGINNING, said point being the most northerly corner of Parcel 1 described hereinabove;

Thence continuing North 34° 15' 12" West, a distance of 18.00 feet to a point in the northwesterly line of said Lot 10;

Thence South 55° 44' 48" West along said northwesterly line, a distance of 40.00 feet to a point therein;

Thence South 34° 15' 12" East, a distance of 18.00 feet to a point in the northwesterly line of Parcel 1 described hereinabove;

Thence North 55° 44' 48" East along said northwesterly line of Parcel 1, a distance of 40.00 feet to said true point of beginning.

PARCEL 3

A strip of land 20.00 feet in width, the centerline of which is described as follows:

Beginning at Point "A" described hereinabove;

Thence South 34° 15' 12" East, a distance of 220.00 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 200.00 feet;

Thence southeasterly along said curve, to the left, through a central angle of 17° 30' 00", an arc distance of 61.09 feet to the end thereof;

Thence South 51° 45' 12" East, a distance of 166.34 feet to a point hereinafter referred to as Point "C";

Thence continuing South 51° 45' 12" East, a distance of 55.30 feet to the beginning of a tangent curve, concave to the north, having a radius of 175.00 feet;

Thence southeasterly and easterly along said curve, to the left, through a central angle of 72° 28' 34", an arc distance of 221.37 feet to the end thereof, said point being in a line parallel with and distant northwesterly 20.00 feet, measured at right angles, from the southeasterly line of said Lot 10;

Thence North 55° 46' 14" East along said parallel line, a distance of 213.89 feet to a point hereinafter referred to as Point "D";

The sidelines of said strip of land shall be terminated easterly in a line drawn through Point "D", having a bearing of North 34° 13' 46" West.

EXCEPTING THEREFROM that portion thereof included in Parcel 1 described hereinabove.

PARCEL 4

Commencing at Point "D" described hereinabove;

Thence South 34° 13' 46" East, a distance of 10.00 feet to the TRUE POINT OF BEGINNING, said point being the most easterly corner of Parcel 3 described hereinabove;

Thence continuing South 34° 13' 46" East, a distance of 10.00 feet to a point in the southeasterly line of said Lot 9;

Thence South 55° 46' 14" West along said southeasterly line, a distance of 40.00 feet to a point therein;

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Thence North $34^{\circ} 13' 46''$ West, a distance of 10.00 feet to a point in the southeasterly line of Parcel 3 described hereinabove;

Thence North $55^{\circ} 46' 14''$ East along said southeasterly line of Parcel 3, a distance of 40.00 feet to said true point of beginning.

PARCEL 5

A strip of land 20.00 feet in width, the centerline of which is described as follows:

Beginning at Point "C" hereinabove described;

Thence North $55^{\circ} 44' 48''$ East, a distance of 144.63 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 120.00 feet;

Thence northeasterly along said curve, to the left, through a central angle of $28^{\circ} 24' 54''$, an arc distance of 59.51 feet to the end thereof;

Thence North $27^{\circ} 19' 54''$ East, a distance of 95.38 feet to a point hereinafter referred to as Point "E";

The sidelines of said strip of land shall be terminated northerly in a line drawn through Point "E" having a bearing of North $55^{\circ} 46' 14''$ East.

EXCEPTING THEREFROM the portion thereof included in Parcel 3 described hereinabove.

DESCRIPTION APPROVAL
by *George Hutchinson* 6/28/74. by *[Signature]*
Surveyor

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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 storm drain 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 July 11, 1974

WOODHAVEN ENTERPRISES, a Joint Venture,
Composed of Woodhaven Realty, Inc.,
and Woodhaven Developers, Inc.

APPROVED AS TO FORM
Edith King
ASST. CITY ATTORNEY

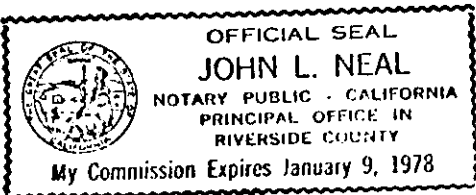
BY [Signature]
BY [Signature] Pres Woodhaven
Developers

STATE OF CALIFORNIA,

COUNTY OF RIVERSIDE

ss. ON July 11, 1974
before me, the undersigned, a Notary Public in and for said State, personally appeared

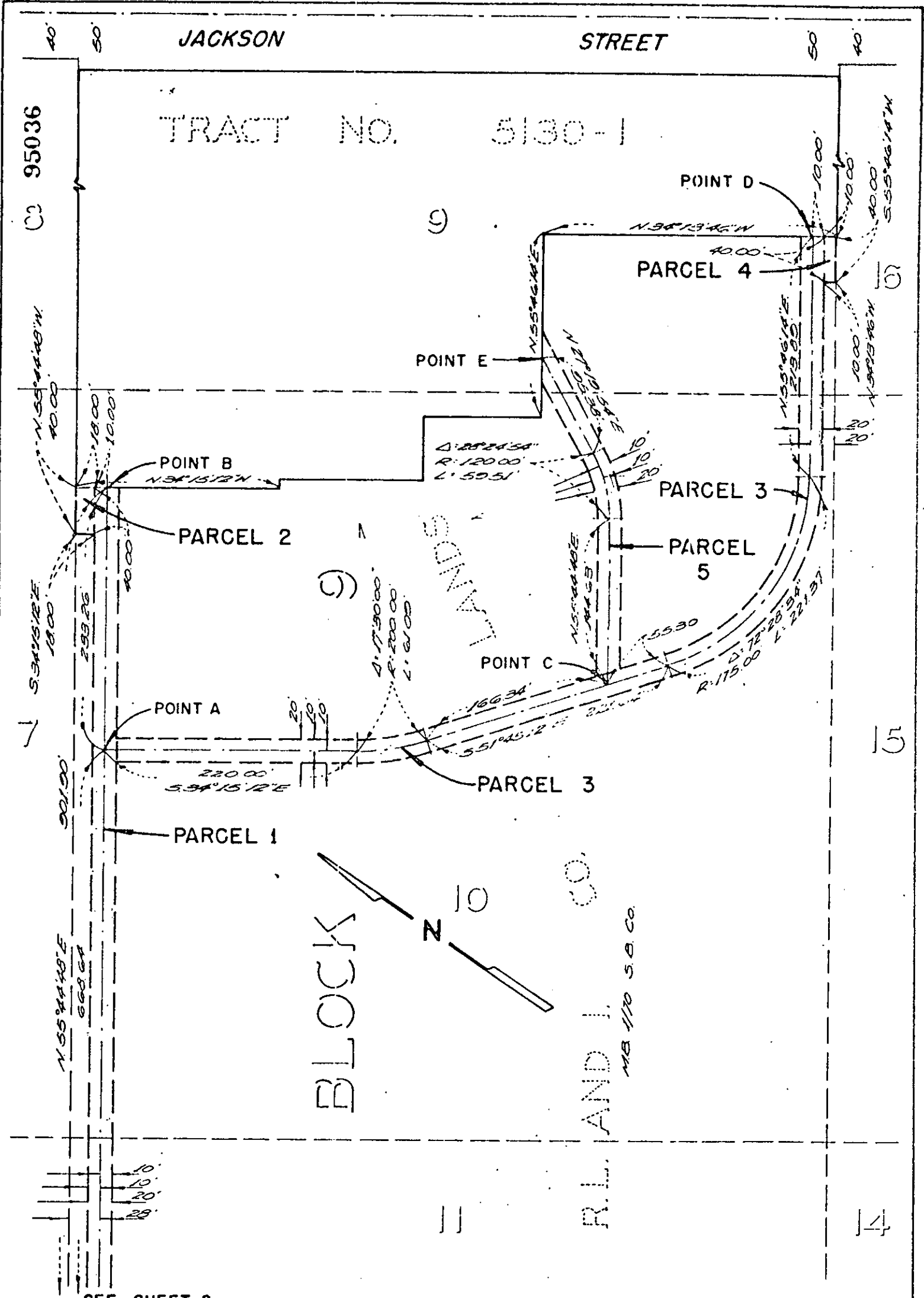
DAVID D. MILLER, known to me to be the
PRESIDENT
of the WOODHAVEN DEVELOPERS, INC.
the Corporation that executed the within Instrument, known to me to be the person who executed the within Instrument, on behalf of the Corporation, therein named, and acknowledged to me that such Corporation executed the same.



WITNESS my hand and official seal.

John L. Neal
Notary Public in and for said State. 0242

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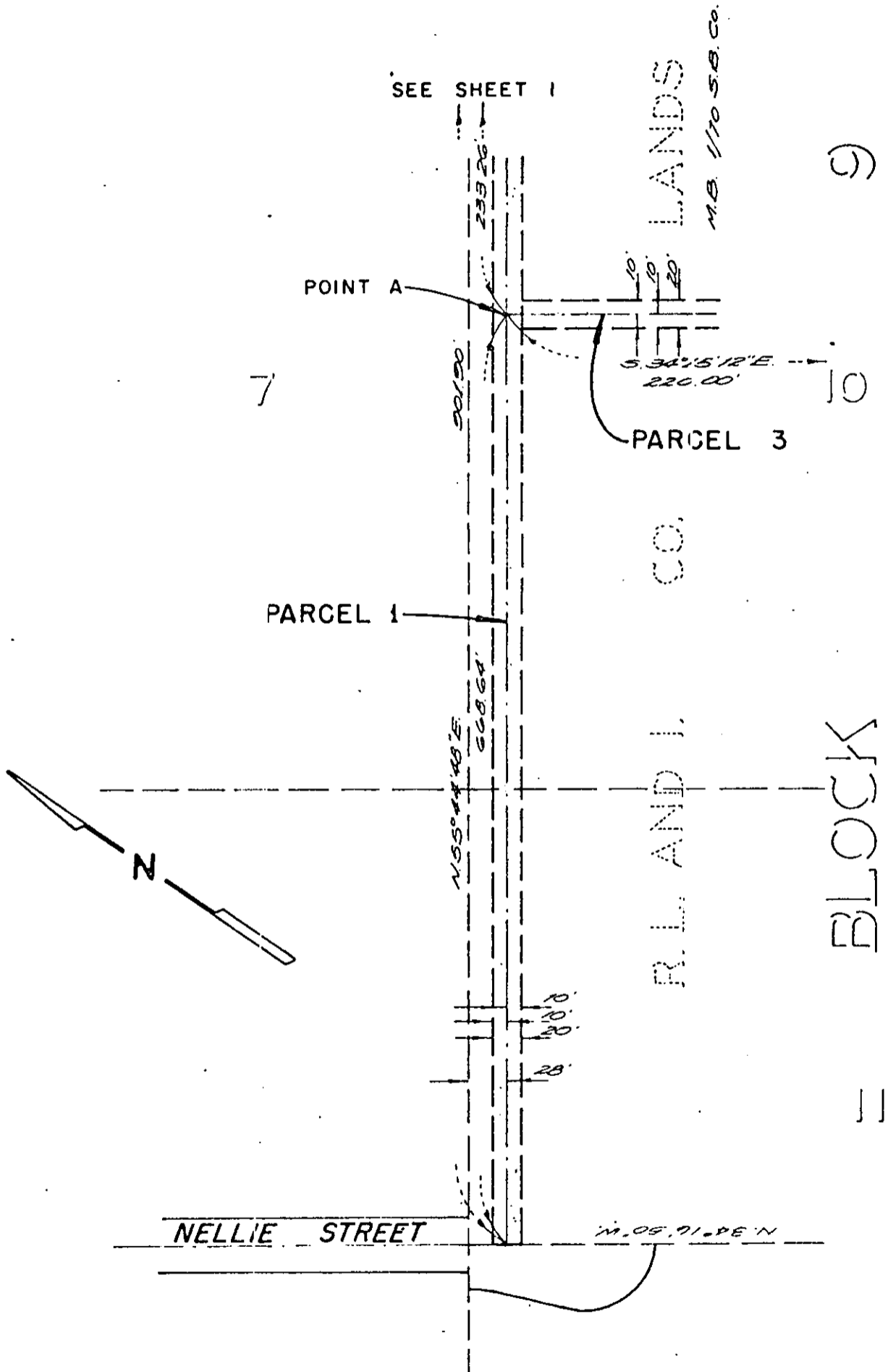


SEE SHEET 2

• 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 2	73-218
SCALE 1" = 100'	DRAWN BY RLT DATE 6-19-74	SUBJECT TRACT No. 5130-1 8247

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SHEET 2 OF 2

73-218

SCALE 1" = 100'

DRAWN BY RLT DATE 6 / 19 74

SUBJECT TRACT No. 5130-1

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