

When recorded mail to:

City Clerk's Office

City of Riverside

City Hall, 3711 Orange St.

Riverside, California 92501

Tract 5522-1

DOCUMENTARY TRANSFER TAX

\$ None

Signature

CITY OF RIVERSIDE

CITY RECD NO.

RECEIVED FOR RECORD

DEC 20 1974

45 Min. Past 2 o'clock P.M.

CITY OF RIVERSIDE

Book 1974, Page

161321

Recorded in Official Records of Riverside County, California

W. H. DeLoach Recorder

FEES \$

INDEXED

FOR RECORDER'S OFFICE USE ONLY

No Fee - 6103 Government Code

EASEMENT

APPROVED AS TO FORM

Barbara Dennis
AS-IT CITY ATTORNEY

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

BIXMILL ASSOCIATES, 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
 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:

All that portion of Lot 5 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, being a strip of land 12.00 feet in width, lying 6.00 feet on each side of the following described centerline:

Commencing at the northeast corner of Lot 21 of Tract No. 4054-3, as shown by map on file in Book 79 of Maps, at pages 1 and 2 thereof, Records of Riverside County, California, said point being in the northerly line of that certain parcel of land conveyed to Crest Development by deed recorded August 1, 1973 as Instrument No. 100902 of Official Records of Riverside County, California;

Thence South 89° 36' 51" East along said northerly line, a distance of 634.74 feet to the northeast corner of the parcel so conveyed;

Thence continuing South 89° 36' 51" East along the easterly prolongation of said northerly line, a distance of 19.00 feet to a point in a line parallel with and distant westerly 4.00 feet, measured at right angles, from the westerly line of that certain parcel of land conveyed to the City of Riverside by deed recorded February 16, 1972 as Instrument No. 20557 of Official Records of Riverside County, California, for the TRUE POINT OF BEGINNING;

Thence North 00° 23' .09" East along said parallel line, a distance of 537.37 feet;

Thence North 18° 24' 00" East, a distance of 45.27 feet to a point in the west line of that certain parcel of land conveyed to the City of Riverside as Parcel 1, by deed recorded April 2, 1962 as Instrument No. 30053 of Official Records of Riverside County, California;

The sidelines of said strip of land shall be prolonged or shortened northerly so as to terminate in said west line of Parcel 1 conveyed to the City of Riverside as aforesaid;

161324

EXCEPTING THEREFROM that portion thereof lying within the parcel described as follows:

- Beginning at the true point of beginning as described hereinabove;
- Thence South 89° 36' 51" East, a distance of 4.00 feet;
- Thence North 00° 23' 09" East, a distance of 30.00 feet;
- Thence South 37° 51' 43" West, a distance of 37.80 feet;
- Thence South 89° 36' 51" East, a distance of 19.00 feet to the point of beginning;

ALSO EXCEPTING THEREFROM that portion thereof lying within the parcel of land conveyed to the City of Riverside by said deed recorded February 16, 1972 as Instrument No. 20557 of Official Records of Riverside County, California.

DESCRIPTION APPROVAL
by *George Hutchinson* 4/15/74 by *A. Alvar*
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 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 December 11, 1974

BIXMILL ASSOCIATES, a Limited Partnership,

Donald C. Smith
DONALD C. SMITH

Claude H. Scott
CLAUDE H. SCOTT

Ellis J. Williams
ELLIS J. WILLIAMS

Jay A. Andrews
JAY A. ANDREWS
Lee M. Wight
LEE M. WIGHT

STATE OF CALIFORNIA,
COUNTY OF Orange } ss. By the Deed or

ON December 11, 1974,
before me, the undersigned, a Notary Public in and for said State, personally appeared Donald C. Smith, Claude H. Scott, Ellis J. Williams, Jay A. Andrews, Lee M. Wight, known to me, to be one of the partners of the partnership that executed the within Instrument, and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.



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BIXMILL TRACT

M.B. 16/28-30



Q1

N. 18° 24' E.
45.27'

Parcel conveyed to City
of Riverside by deed
rec. Feb. 16, 1972 as
Instr. No 20557

West line of Parcel
conveyed to the
City of Riverside by
deed rec. Apr. 2, 1962
as Instr. No 30053
Book 3110/11 O.R.

North Line of parcel
conveyed to Crest Dev. Co.
by deed rec. Aug. 1, 1973 as
Instr. No 100952

N. 89° 36' 51" W.
634.74'

N.E. cor. Lot
21

TRACT NO
4054-3
M.B. 70/1-2

12'
6'

6'

14'

10'

4'

33'

LOT "G"

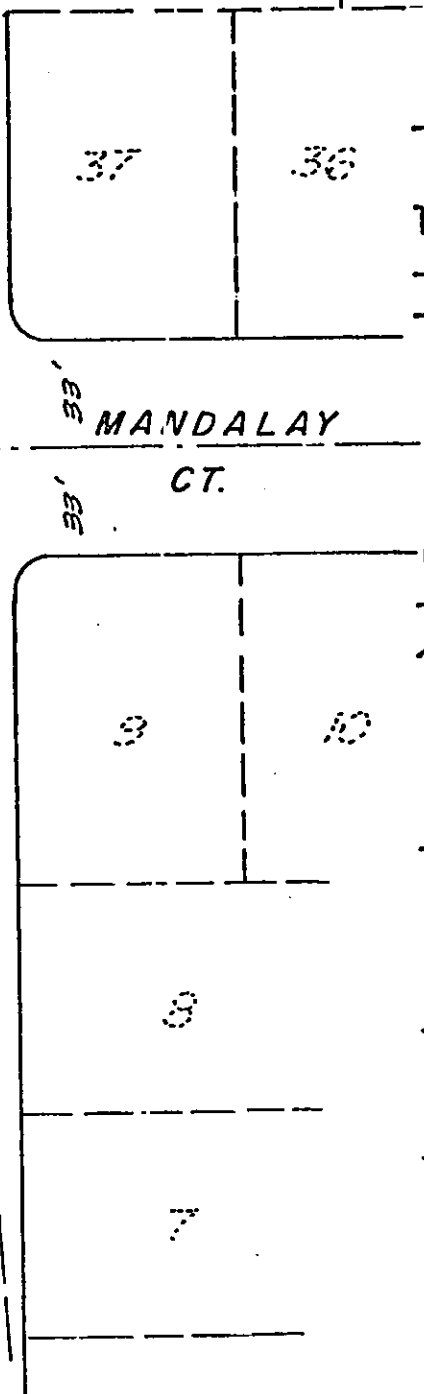
33'

MANDALAY

CT.

33'

CREST AVE.
33'



4

4154

TRACT NO.

TRACT

M.B. 71/39-40

CITY OF RIVERSIDE, CALIFORNIA c/a-1, B-6

THIS PLAN 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

74-212

SCALE: 1" = 60'

DRAWN BY _____ DATE 11/8/74

SUBJECT TRACT NO. 5522-1

8320