

No Fee - 6103 Government Code

161327

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 DEED NO. \_\_\_\_\_

RECEIVED FOR RECORD  
DEC 20 1974  
45 Min. Past 2 o'clock P.M.  
At Request of  
CITY OF RIVERSIDE  
Book 1974, Page 161327  
Recorded in Official Records  
of Riverside County, California  
W.H. Dalglish Recorder  
FEES \$ \_\_\_\_\_  
INDEXED

FOR RECORDER'S OFFICE USE ONLY

EASEMENT

APPROVED AS TO FORM  
*Barbara Jones*  
ASSISTANT CITY ATTORNEY

8323

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, \_\_\_\_\_  
CREST DEVELOPMENT CO., 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 8 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, 10.00 feet in width, the centerline of which is described as follows:

Commencing at the southeast corner of Lot 41 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;

Thence North 00° 23' 09" East along the easterly line of said Lot 41, a distance of 121.48 feet to a point therein for the TRUE POINT OF BEGINNING, said point being in a line parallel with and distant southerly 6.00 feet, measured at right angles, from the centerline of that certain 10.00 foot sewer easement conveyed to the City of Riverside by deed recorded September 5, 1973, as Instrument No. 117335, of Official Records of Riverside County, California;

Thence North 87° 49' 10" East along said parallel line, a distance of 163.84 feet to a point therein;

Thence South 89° 31' 00" East, parallel with and distant southerly 6.00 feet, measured at right angles, from the centerline of sewer easement conveyed to the City of Riverside as aforesaid, a distance of 202.09 feet;

8323

161327

The sidelines of said strip of land shall be prolonged or shortened so as to terminate westerly in the easterly line of said Lot 41 and easterly in a line having a bearing of North 00° 29' 00" East.

DESCRIPTION APPROVAL  
by George P. Hitt Surveyor 11/15/74 by Wilson Assoc.

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 NOVEMBER 27, 1974

CREST DEVELOPMENT CO., a Limited Partnership,

J. A. ANDREWS DEVELOPMENT COMPANY, General Partner

By: [Signature]  
Jay A. Andrews, President and General Partner

STATE OF CALIFORNIA  
COUNTY OF Orange } SS.  
On November 27, 1974, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jay A. Andrews, known to me to be the President, and known to me to be the Secretary of J. A. Andrews Development Co., the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the partners of Crest Development Co. the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.



FOR NOTARY SEAL OR STAMP

[Signature]  
Michelle Z. Sealy  
Name (Typed or Printed)  
Notary Public in and for said County and State

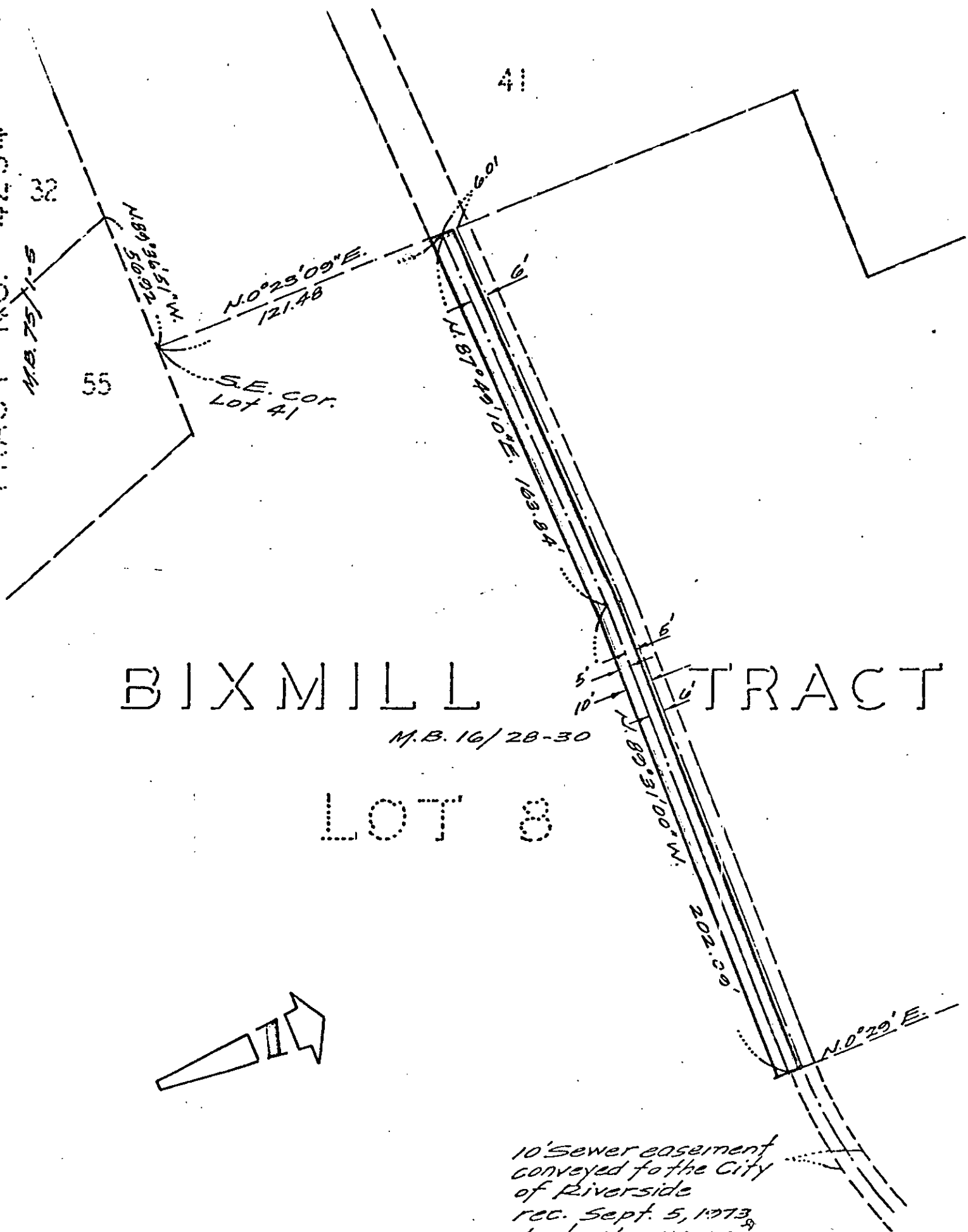
8323

# TRACT NO. 4054-3

M.B. 79/1-2

161327

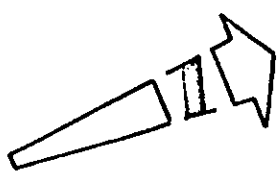
TRACT NO. 4234  
M.B. 75/1-5



# BIXMILL TRACT

M.B. 16/28-30

## LOT 8



10' Sewer easement  
conveyed to the City  
of Riverside  
rec. Sept. 5, 1973  
Instr. No. 117335

799

• CITY OF RIVERSIDE, CALIFORNIA • 6/3-4, 3-5

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

74-212

SCALE: 1" = 50'

DRAWN BY *Alan* DATE 11/7/74

SUBJECT TRACT NO. 5522-1

8323