

41670

No Fee - 6103 Government Code

When recorded mail to:  
 City Clerk's Office  
 City of Riverside  
 City Hall, 3711 Orange Street  
 Riverside, California 92501  
 Tract 5522-1

DOCUMENTARY TRANSFER-TAX \$ _____ <input type="checkbox"/> None Signature _____ CITY OF RIVERSIDE
--

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

**RECEIVED FOR RECORD**  
**APR 11 1975**

35 Min. Past 3 o'clock P.M.  
 At Request of  
**CITY CLERK**  
 Book 1975, Page **41670**  
 Recorded in Official Records  
 of Riverside County, California  
*W.H. Dabugh* Recorder  
 FEES \$ None

**INDEXED**

*None*

FOR RECORDER'S OFFICE USE ONLY

**8371**

E A S E M E N T

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;

Thence North 00° 23' 09" East along said parallel line, a distance of 393.90 feet for the TRUE POINT OF BEGINNING;

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Thence South 44° 36' 51" East, a distance of 19.80 feet to a point in the 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 so as to terminate in the west line of Parcel 1 conveyed to the City of Riverside as aforesaid.

EXCEPTING THEREFROM that portion thereof lying within the easement conveyed to the City of Riverside by deed recorded December 20, 1974 as Instrument No. 161324 of Official Records of Riverside County, California.

DESCRIPTION APPROVAL

by George P. Hutchings 3/21/75, by A.A. Wight Assoc.  
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 MARCH 29, 1975

<sup>1</sup> BIXMILL ASSOCIATES, a Limited Partnership,

By: C.H. Scott CHS

Ellis J. Williams  
Donald C. Smith  
Lee A. Andrews

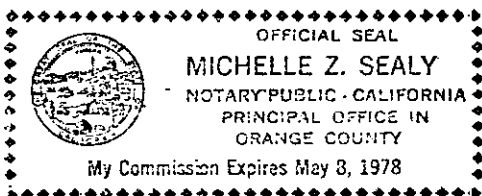
APPROVED AS TO FORM  
Barbara Jones  
ASST. CITY ATTORNEY

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STATE OF CALIFORNIA, }  
COUNTY OF Orange } ss.

ON March 29, 19 75,  
before me, the undersigned, a Notary Public in and for said State, personally appeared C. H. Scott, Ellis J. Williams, Donald C. Smith, Lee M. Wight and Jay A. Andrews, 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.



Michelle Z. Sealy  
Notary Public in and for said State 8370

# BIXMILL TRACT

M.B. 16/28-30



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 100902

N. 89° 36' 51" W.  
634.74'

N.E. cor. Lot  
21

TRACT NO  
4057-3  
M.B. 70/1-2

CREST AVE.

33'

12'

6'

6'

6'

6'

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