

No Fee - 6103 Government Code
148799

When recorded mail to:
City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92501
Tract No. 6537-1

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

CITY DEED NO. _____

RECEIVED FOR RECORD

DEC 1 1975

30 Min. Part Lock
At Request of
CITY CLERK

Book 1975, Page 148799
Recorded in Official Records
of Riverside County, California

W.H. Dabugh Recorder
FEES & COSTS

INDEXED

FOR RECORDER'S OFFICE USE ONLY

8535

EASEMENT

APPROVED AS TO FORM
Barbara P. Jones
ASSL. CITY ATTORNEY

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, _____

JAY A. ANDREWS AND MARY G. ANDREWS, husband and wife, as joint tenants

~~as~~ Grantor s, 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 _____

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:

All these portions of Lots 5 and 6 of the Bixmill Tract, as shown by map on file in Book 16 of Maps, at pages 28 to 30 inclusive thereof, Records of Riverside County, California, being strips of land 12.00 feet in width, the centerlines of which are described as follows: ^{UF}

PARCEL 1:

Commencing at the centerline intersection of Crest Avenue and Mandalay Court, as shown by map of Tract No. 4154 recorded in Book 71 of Maps, at pages 39 and 40 thereof, Records of Riverside County, California, the centerline of said Crest Avenue has a bearing of North 00° 23' 09" East;

Thence South 00° 23' 09" West along said centerline of Crest Avenue, a distance of 123.25 feet to a point therein;

Thence North 89° 36' 51" West, a distance of 10.00 feet to a point in the west 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 continuing North 89° 36' 51" West, a distance of 20.00 feet;

Thence North 00° 23' 09" East, a distance of 50.01 feet to the beginning of a tangent curve, concave to the west, having a radius of 200.00 feet;

Thence northerly along said curve, to the left, through a central angle of 19° 56' 58", an arc distance of 69.64 feet to a point therein, a radial line through said point bears North 70° 26' 11" East;

Thence South 83° 12' 43" West, a distance of 98.84 feet to an angle point hereinafter referred to as Point "A";

Thence South 63° 23' 09" West, a distance of 92.51 feet to the beginning of a tangent curve, concave to the north, having a radius of 230.00 feet;

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Thence westerly along said curve, to the right, through a central angle of 27° 00' 00", an arc distance of 108.38 feet to the end thereof; Thence North 89° 36' 51" West, a distance of 359.00 feet and the end of this centerline description.

EXCEPTING THEREFROM that portion thereof lying easterly of a line parallel with and distant westerly 23.00 feet, measured at right angles, from the west line of the parcel conveyed to the City of Riverside as aforesaid, said parallel line being the east line of that certain parcel of land conveyed to Jay A. Andrews et ux, by deed recorded June 1, 1971, as Instrument No. 57695 of Official Records of Riverside County, California.

PARCEL 2:

Beginning at said Point "A" hereinbefore referred to, said point also being in a curve, concave to the east, having a radius of 200.00 feet, a radial line through said point bears South 66° 05' 29" West; Thence northerly along said curve, to the right, through a central angle of 24° 17' 40", an arc distance of 84.80 feet to the end thereof; Thence North 00° 23' 09" East, a distance of 206.65 feet; Thence North 89° 36' 51" West, a distance of 451.75 feet; Thence North 33° 43' 14" West, a distance of 201.00 feet; Thence North 59° 57' 44" West, a distance of 554.00 feet; Thence South 30° 02' 16" West, a distance of 163.85 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 205.00 feet; Thence southwesterly along said curve, to the right, through a central angle of 34° 26' 16", an arc distance of 123.22 feet to the end thereof; Thence South 64° 28' 32" West, a distance of 115.03 feet; Thence South 25° 31' 28" East, a distance of 153.95 feet and the end of this centerline description.

DESCRIPTION APPROVAL
By George P. Hutchinson 11/20/75 by W.F.
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 sanitary sewer 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 25, 1975

Jay A. Andrews
JAY A. ANDREWS
Mary G. Andrews
MARY G. ANDREWS

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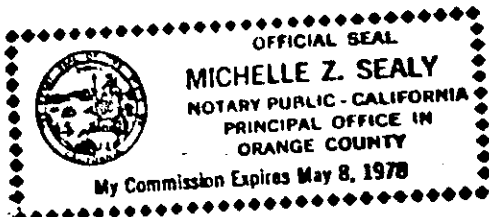
STATE OF CALIFORNIA,

COUNTY OF Orange

ON November 25, 1975,
before me, the undersigned, a Notary Public in and for said State, personally appeared
Jay A. Andrews and Mary G. Andrews

known to me,
to be the persons whose names are subscribed to the within Instrument,
and acknowledged to me that they executed the same.

WITNESS my hand and official seal.



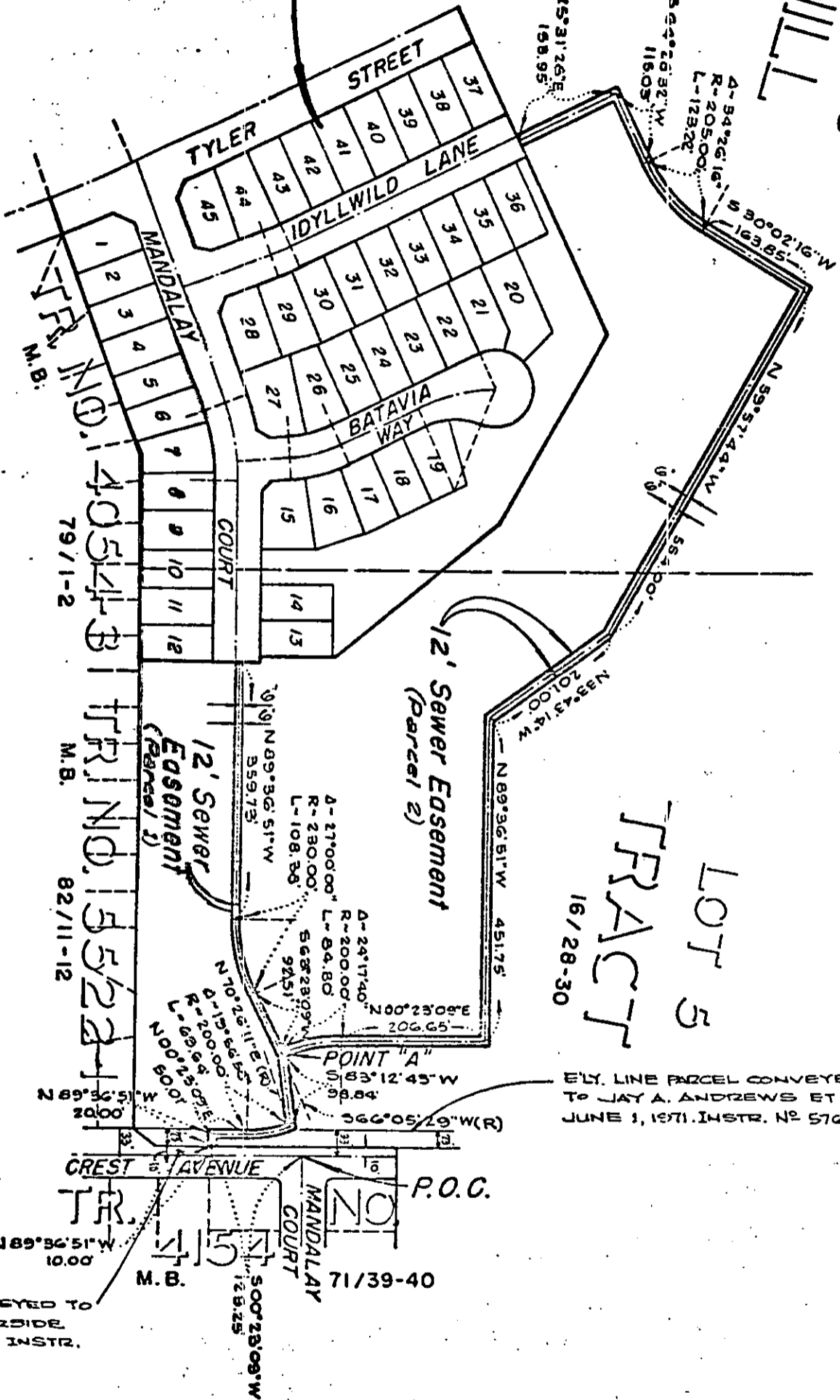
Michelle Z. Sealy
Notary Public in and for said State.

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LOT 6
BIXMILL
M.B.

TRACT NO.
6537-1



LOT 5
TRACT
16/28-30

E.LY. LINE PARCEL CONVEYED TO JAY A. ANDREWS ET UX JUNE 1, 1971. INSTR. NO 57695

PARCEL CONVEYED TO CITY OF RIVERSIDE FEB 16, 1972, INSTR. NO 20557.

• 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 <u>1</u> OF <u>1</u>	75-193
SCALE: 1" = 200'	DRAWN BY P.H. DATE 11/10/75	SUBJECT TRACT NO. 6537-1

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