

148802

When recorded mail to:
City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92501
Tract 6537-1

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

CITY DEED NO. _____

RECEIVED FOR RECORD
DEC 1 1975
30 Min. Past 10 o'clock A.M.
At Request of
CITY CLERK
Book 1975, Page 148802
Recorded in Official Records
of Riverside County, California
W.H. Daugh Recorder
FEES \$ _____
INDEXED

FOR RECORDER'S OFFICE USE ONLY

8538

APPROVED AS TO FORM

EASEMENT

[Signature]
ASST. 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 sanitary sewer 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 that portion of Lot 5 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 a strip of land
12.00 feet in width, the centerline of which is described as
follows:

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;

8538

148802

Thence northwesterly 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 the end of this centerline description.

EXCEPTING THEREFROM that portion thereof lying westerly 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.

DESCRIPTION APPROVAL
by George P. Hutchinson 11/29/75 by WF
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.

Donald C. Smith
DONALD C. SMITH
Claude H. Scott
CLAUDE H. SCOTT
Ellis J. Williams
ELLIS J. WILLIAMS
Jay A. Andrews
JAY A. ANDREWS

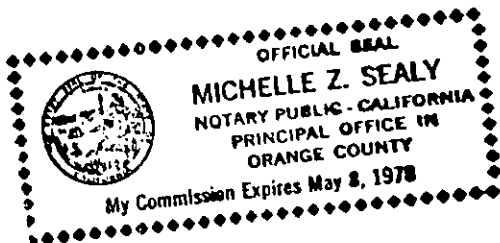
Dated November 25, 1975

STATE OF CALIFORNIA } ss.
COUNTY OF Orange

ON November 25, 1975,
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 and 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.

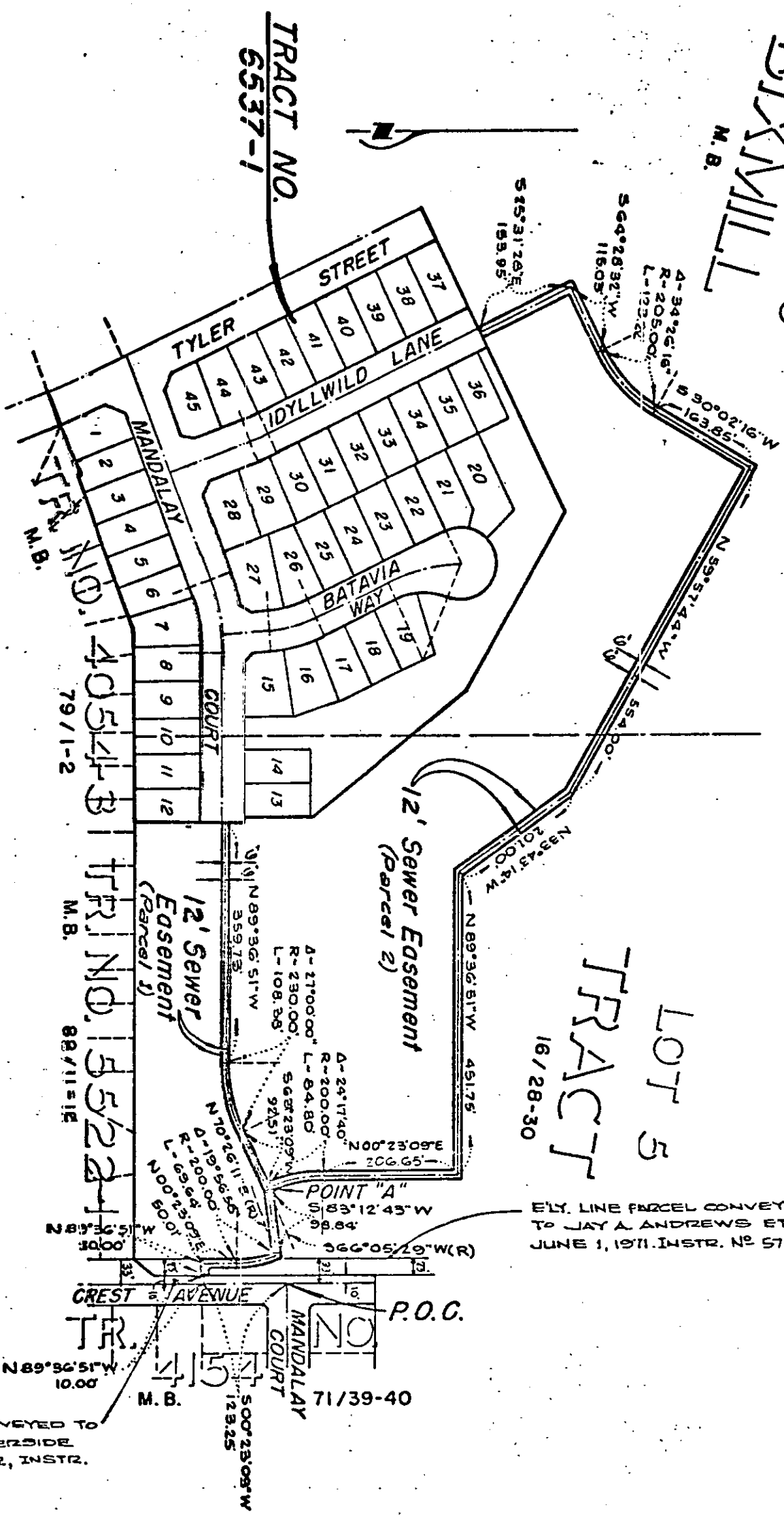
Michelle Z. Sealy
Notary Public in and for said State



148802

LOT 6
BLIXWILL
M.B.

LOT 5
TRACT
16/28-30



E.L.Y. 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 8538