

97149

Recorded mail to:  
City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92501

FREE RECORDING  
This instrument is for the benefit  
of the City of Riverside and is  
entitled to be recorded without  
fee. (Government Code 6103)

RECEIVED FOR RECORD  
MAY 27 1977  
10 o'clock A.M.  
Book 1977, Page 97149  
Recorded in Office of Recorder  
of Riverside County, California  
W.H. Dabagh Recorder  
FEES \$

Project: Tract 9275  
Century & Trafalgar

FOR RECORDER'S OFFICE USE ONLY  
8842

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
SUNSET RANCH, a Limited Partnership

as Grantor\_\_, grants\_ 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 water line 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:

See description attached.

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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 water line 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 5/13/77 SUNSET RANCH, a Limited Partnership

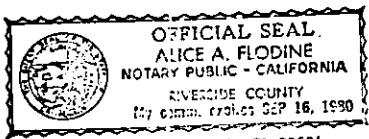
STATE OF CALIFORNIA, }  
COUNTY OF Riverside } ss.

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ON May 13, 1977, before me, the undersigned, a Notary Public in and for said State, personally appeared A. C. Nejedly

general limited 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.



3788 McCray St., Riverside, CA 92506

Alice A. Flodine  
Notary Public in and for said State. Alice A. Flodine

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All that portion of the northwest quarter of Section 1, Township 3 South, Range 5 West, San Bernardino Base and Meridian, and all those portions of Lots 6 and 9 of Tequesquite Heights, as shown by map on file in Book 10 of Maps, at page 31 thereof, Records of Riverside County, California, more particularly described as follows:

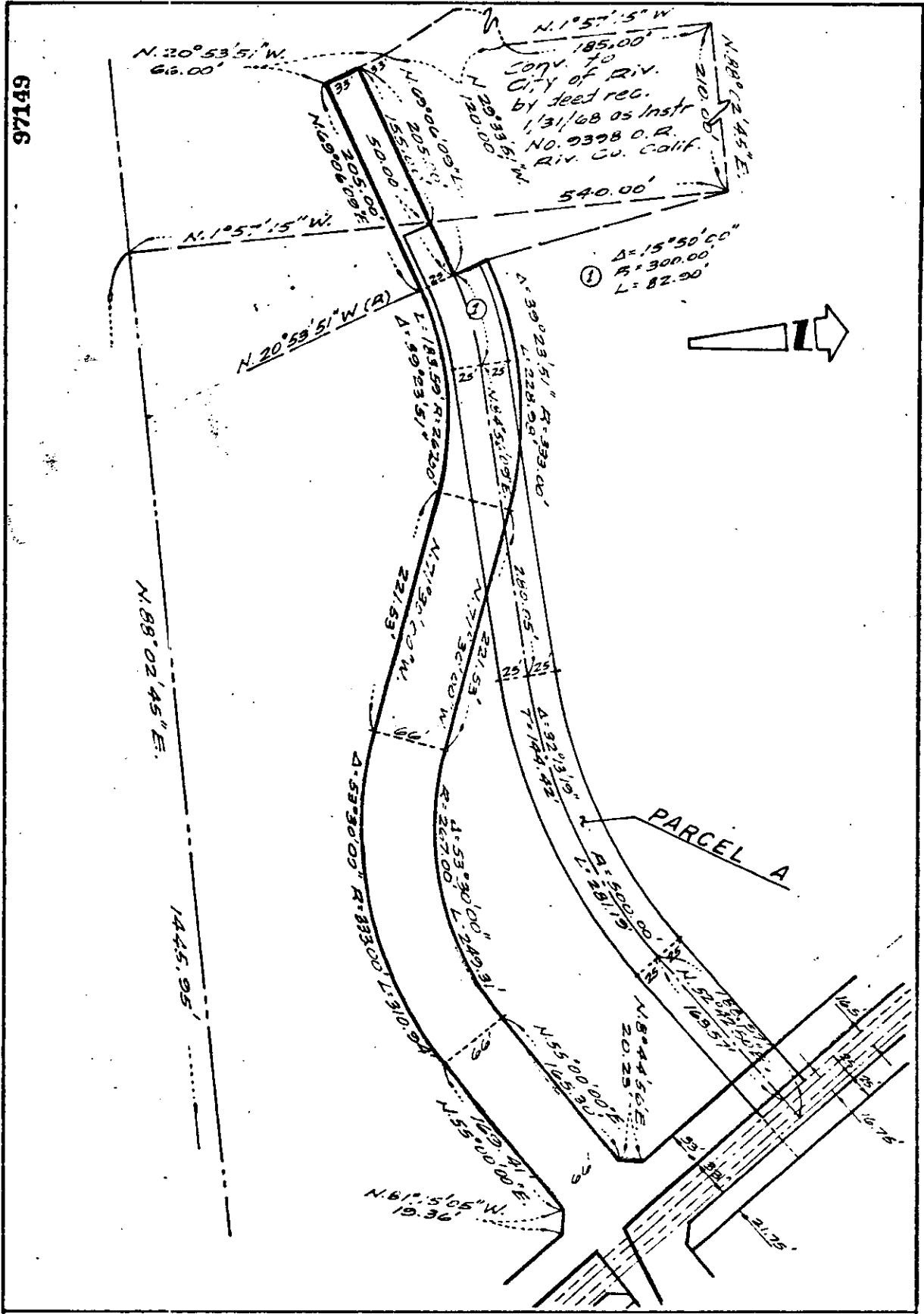
Commencing at a point on the south line of said northwest quarter of Section 1, distant thereon South 88° 02' 45" West, a distance of 1445.95 feet from the southeast corner of said northwest quarter; Thence at a right angle North 01° 57' 15" West, a distance of 540.00 feet; Thence at a right angle South 88° 02' 45" West, a distance of 210.00 feet; Thence at a right angle South 01° 57' 15" East, a distance of 185.00 feet; Thence South 29° 33' 51" East, a distance of 120.00 feet; Thence South 20° 53' 51" East, a distance of 33.00 feet for the TRUE POINT OF BEGINNING, said point being the most southerly corner of that certain parcel of land conveyed to the City of Riverside by deed recorded January 31, 1968 as Instrument No. 9398 of Official Records of Riverside County, California; Thence North 69° 06' 09" East along the southerly line of the parcel so conveyed, a distance of 205.00 feet to the southeast corner thereof;

Thence North 20° 53' 51" West along the easterly line of the parcel so conveyed, a distance of 33.00 feet to an angle point therein, said point being the beginning of a nontangent curve, concave to the south, having a radius of 333.00 feet, the radial line at said point bears North 20° 53' 51" West; Thence Easterly along said curve, to the right, through a central angle of 39° 23' 51", an arc distance of 228.98 feet to the end thereof; Thence South 71° 30' 00" East, a distance of 221.53 feet to the beginning of a tangent curve, concave to the north, having a radius of 267.00 feet; Thence Easterly along said curve, to the left, through a central angle of 53° 30' 00", an arc distance of 249.31 feet to the end thereof; Thence North 55° 00' 00" East, a distance of 165.30 feet; Thence North 08° 44' 56" East, a distance of 20.23 feet to a point in a line parallel with and distant southwesterly 46.00 feet from the centerline of that certain easement 16.50 feet in width conveyed to Southern Counties Gas Company of California et al, by deed recorded April 24, 1950 as Instrument No. 2888 of Official Records of Riverside County, California; Thence North 37° 30' 08" West along said parallel line, a distance of 669.61 feet to the beginning of a tangent curve, concave to the southwest, having a radius of 100.00 feet; Thence Northwesterly along said curve, to the left, through a central angle of 14° 56' 36", an arc distance of 26.08 feet to the end thereof; Thence North 52° 26' 44" West, a distance of 50.00 feet to the beginning of a tangent curve, concave to the east, having a radius of 51.00 feet; Thence Northerly along said curve, to the right, through a central angle of 104° 56' 36", an arc distance of 93.41 feet to the most westerly corner of that certain parcel of land conveyed to the City of Riverside by deed recorded February 22, 1972 as Instrument No. 22499 of Official Records of Riverside County, California, the radial line at said point bears North 37° 30' 08" West; Thence South 37° 30' 08" East along the southwesterly line of the parcel so conveyed and the southerly prolongation thereof, and along the westerly line of that certain easement conveyed to the City of Riverside by deed recorded October 26, 1973 as Instrument No. 140665 of Official Records of Riverside County, California, a distance of 859.16 feet to the most southerly corner thereof, said point being in a curve, concave to the northwest, having a radius of 1033.00 feet, the radial line at said point bears South 20° 58' 23" East; Thence Easterly along the southerly line of the easement conveyed to the City of Riverside as aforesaid and along said curve, to the left, through a central angle of 14° 01' 37", an arc distance of 252.90 feet to the end thereof, the radial line at said point bears South 35° 00' 00" East; Thence South 55° 00' 00" West, a distance of 249.03 feet to a point in said southeasterly prolongation of the southwesterly line of the parcel conveyed to the City of Riverside by said deed recorded February 22, 1972 as Instrument No. 22499; Thence South 37° 30' 08" East along said parallel line, a distance of 172.32 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 500.00 feet; Thence Southeasterly along said curve, to the left, through a central angle of 10° 01' 52", an arc distance of 87.54 feet to the end thereof; Thence South 47° 32' 00" East, a distance of 167.09 feet to a point in the south line of said northwest quarter of Section 1; Thence South 88° 02' 45" West along said south line, a distance of 47.14 feet to a point therein, said point being in a line parallel with and distant southwesterly 46.00 feet from, measured at right angles to, the centerline of the easement conveyed to Southern Counties Gas Company et al as aforesaid; Thence North 47° 32' 00" West along said parallel line, a distance of 133.42 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 533.00 feet; Thence Northerly along said curve, to the right, through a central angle of 10° 01' 52", an arc distance of 93.32 feet to the end thereof, said point being in said parallel line; Thence North 37° 30' 08" West along said parallel line, a distance of 160.36 feet to a point therein; Thence North 81° 15' 05" West, a distance of 19.36 feet; Thence South 55° 00' 00" West, a distance of 169.41 feet to the beginning of a tangent curve, concave to the north, having a radius of 333.00 feet; Thence Westerly along said curve, to the right, through a central angle of 53° 30' 00", an arc distance of 310.94 feet to the end thereof; Thence North 71° 30' 00" West, a distance of 221.53 feet to the beginning of a tangent curve, concave to the south, having a radius of 267.00 feet; Thence Westerly along said curve, to the left, through a central angle of 39° 23' 51", an arc distance of 183.59 feet to the end thereof; Thence South 69° 06' 09" West, a distance of 205.00 feet; Thence North 20° 53' 51" West, a distance of 33.00 feet to the true point of beginning.

DESCRIPTION APPROVAL  
by George R. Hutchinson 9/7/72 W.H.F.

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• 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.

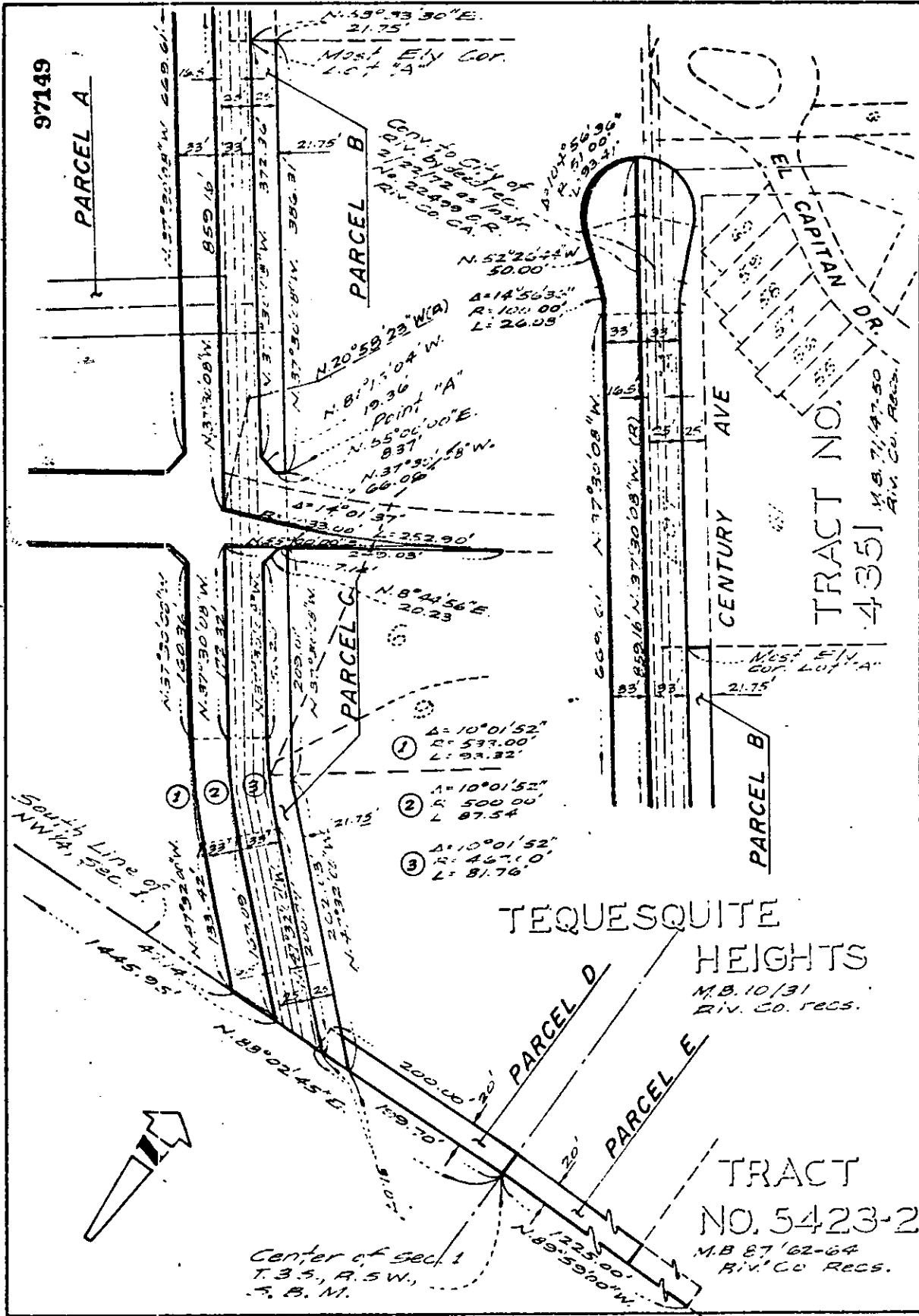
SHEET 1 OF 2

77-21

SCALE: 1" = 100'

DRAWN BY klm DATE 3/10/77

SUBJECT TRACT NO. 9275



97149

PARCEL A

PARCEL B

PARCEL C

PARCEL D

PARCEL E

PARCEL B

TRACT NO. 4351  
M.B. 71/47-50  
Riv. Co. Recs.

TEQUESQUITE HEIGHTS  
M.B. 10/31  
Riv. Co. Recs.

TRACT NO. 5423-2  
M.B. 87/62-64  
Riv. Co. Recs.

CITY OF RIVERSIDE, CALIFORNIA

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SHEET 2 OF 2

77-21

SCALE: 1" = 100'

DRAWN BY: [Signature], DATE 3/10/77

SUBJECT TRACT NO. 9275

8942