

221188

When recorded mail to:
City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

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
NOV 4 1977
52 Min. Past 2 o'clock P.M.
CITY CLERK of
Book 1977, Page 221188
Recorded in Official Records
of Riverside County, California
W.H. DeLoach Recorder
FEES \$

Project: Tract 9699-1
Off-site Waterline
Easement

FOR RECORDER'S OFFICE USE ONLY
9128

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CANYON TREE DEVELOPMENT CO., 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 waterline 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:

That portion of the West one-half of Section 32, Township 2 South, Range
4 West, S.B.M., more particularly described as follows:

PARCEL 1

Commencing at the intersection of the Northwesterly line of Canyon Crest
Drive (Lot A), 55.00 feet wide, with the centerline of Via Zapata, as
shown on map of Tract 3802 on file in Book 60 of Maps, at Page 14 and 15
thereof, Records of Riverside County, California;

Thence South 66° 08' 07" East, a distance of 70.98 feet;

Thence Southeasterly along a curve concave to the Southwest, having a
radius of 450.00 feet, through a central angle of 19° 29' 47", an arc
length of 153.12 feet to the Southwesterly prolongation of the South-
easterly line of that certain parcel of land conveyed to Research
Corporation West by deed recorded September 11, 1970 as Instrument No.
89241, Official Records of Riverside County, California;

The preceding two (2) courses being along the centerline of said Via
Zapata;

Thence North 43° 21' 40" East, a distance of 10.00 feet to the South-
easterly corner of said parcel conveyed to Research Corporation West;

Thence continuing North 43° 21' 40" East, a distance of 23.00 feet;

Thence North 50° 13' 20" East, a distance of 306.08 feet;

Thence North 01° 43' 20" East, a distance of 250.00 feet;

Thence North 39° 43' 20" East, a distance of 201.65 feet;

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The preceding four (4) courses being along the Southeasterly line of said parcel conveyed to Research Corporation West;

Thence North $52^{\circ} 00' 00''$ West, a distance of 31.51 feet to the point of beginning of the easement being described, hereinafter referred to as "Point A";

Thence North $27^{\circ} 45' 53''$ West, a distance of 83.96 feet to a point of cusp;

Thence Southeasterly along a non-tangent curve concave to the Northeast, having a radius of 112.00 feet, through a central angle of $23^{\circ} 43' 20''$, an arc length of 46.37 feet (the initial radial line bears South $61^{\circ} 43' 20''$ West);

Thence South $52^{\circ} 00' 00''$ East, a distance of 6.50 feet;

Thence Southeasterly and Southwesterly along a curve concave to the West, having a radius of 25.00 feet, through a central angle of $90^{\circ} 00' 00''$, an arc length of 39.27 feet to the point of beginning.

PARCEL 2

Beginning at the hereinbefore described Point "A";

Thence South $38^{\circ} 00' 00''$ West, a distance of 15.00 feet;

Thence South $52^{\circ} 00' 00''$ East, a distance of 31.05 feet to said Southeasterly line of that certain parcel conveyed to Research Corporation West;

Thence North $39^{\circ} 43' 20''$ East, along said Southeasterly line, a distance of 15.00 feet;

Thence North $52^{\circ} 00' 00''$ West, a distance of 31.51 feet to the point of beginning.

DESCRIPTION APPROVAL

By *George P. Hutchinson*, 1/27 by *H.F.*
Surveyor

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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 waterline 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 Nov. 2, 1977

CANYON TREE DEVELOPMENT CO., a Limited Partnership

APPROVED AS TO FORM
Barbara [Signature]
ASST. CITY ATTORNEY

KVK CORPORATION, GENERAL PARTNER
By: Taras Kozlov, PRESIDENT

By: Jenia E. Koshov, SECRETARY

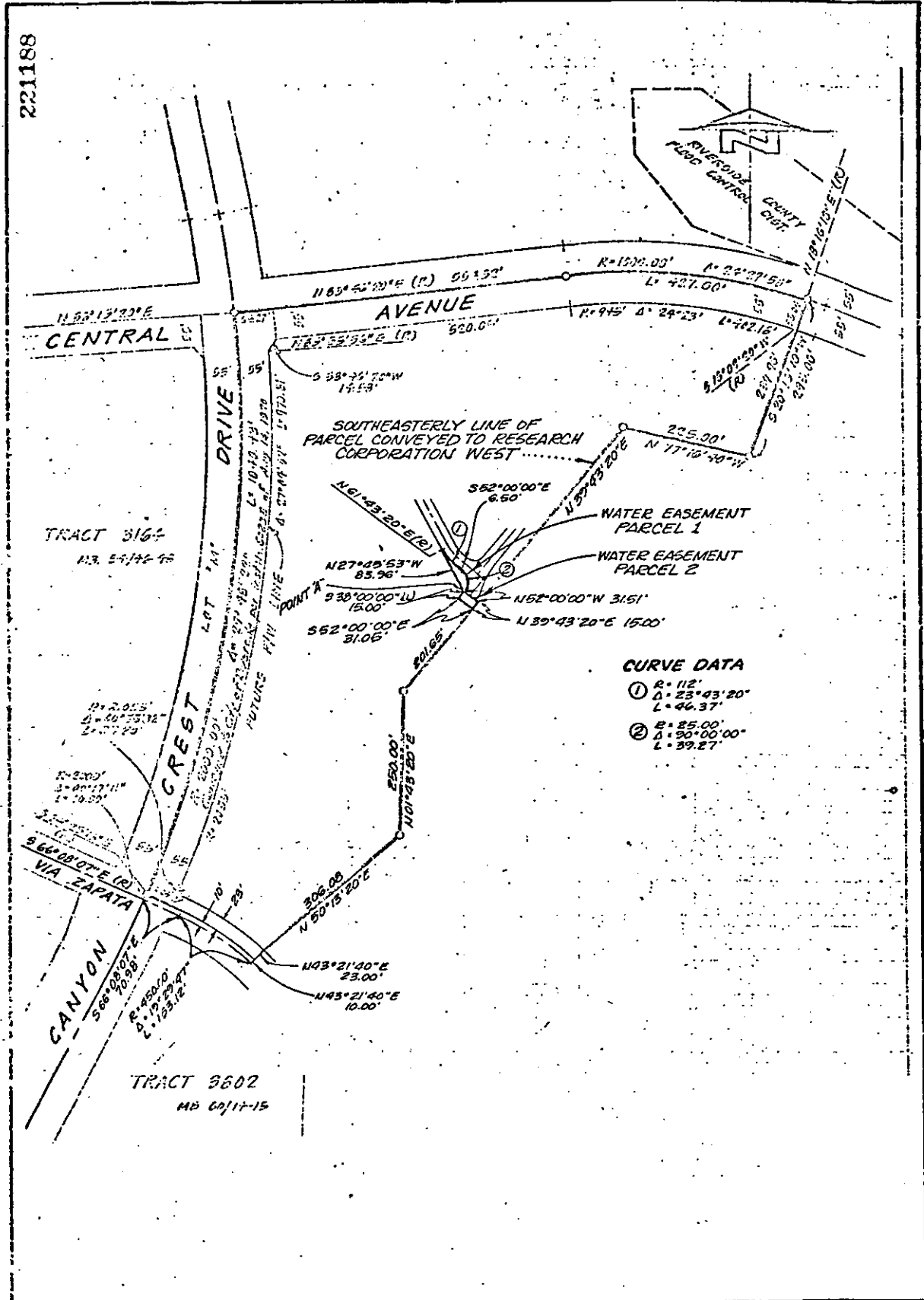
CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by this instrument to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 as Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

dated 11/4/77

[Signature]
Property Services Manager

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• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAN 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

SCALE: 1" = 200'

DRAWN BY E.B. DATE 10/20/77

SUBJECT TRACT 9699-1 WATER EASEMENT

J.F.D. FILE YK-47