

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

240534

FREE RECORDING

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

Project: Oleander Hills Assessment
District (Sewer)

RECEIVED FOR RECORD
DEC 2 1977
30 Min. Post 4 o'clock P.M.
CITY CLERK
Book 1977, Page 240534
Recorded in Official Records
of Riverside County, California
W.H. Dalglish Recorder
FEE \$ 00

FOR RECORDER'S OFFICE USE ONLY

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

THE HOMESTEAD COMPANY, INC., a California corporation,

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 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:

Those portions of Lots 10 and 11 in Block E of Arlington Heights, on file in Book 2 of Maps, at Page 12 thereof, records of said Riverside County, more particularly described as follows:

PARCEL 1

A strip of land 10.00 feet in width of which the centerline being described as follows:

COMMENCING at the most westerly corner of Lot A (Hawarden Drive) of Oleander Hills, on file in Book 35 of Maps, at Page 37 thereof, records of said Riverside County;

THENCE North 22° 27' 00" West, along the northwesterly prolongation of the southwesterly line of said Lot "A" a distance of 2.77 feet to THE TRUE POINT OF BEGINNING; said point being the beginning of a non-tangent curve with a radius of 230.00 feet and concaving northwesterly; the radial line of said curve at said beginning bears South 13° 08' 11" East;

THENCE Northeasterly along said curve an arc length of 119.81 feet, thru a central angle of 29° 51' 59" to the beginning of a compound curve with the radius of 495.00 feet and concaving northwesterly;

THENCE Northeasterly along said compound curve an arc length of 184.87 feet, thru a central angle of 21° 23' 55" to the end of said curve;

THENCE North 24° 47' 03" East, 87.37 feet to the beginning of a tangent curve with a radius of 313.00 feet and concaving southeasterly;

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THENCE Northeasterly along said curve an arc length of 4.40 feet, thru a central angle $0^{\circ} 48' 20''$ to a point hereinafter called as Point "A" for description purposes;

THENCE continuing Northeasterly along said curve an arc length of 213.00 feet, thru a central angle of $38^{\circ} 59' 26''$ to a point hereinafter called as Point "B" for description purposes;

THENCE continuing Northeasterly along said curve an arc length of 98.44 feet, thru a central angle of $18^{\circ} 01' 11''$ to the end of said curve;

THENCE North $82^{\circ} 36' 00''$ East, 5.56 feet to a point hereinafter called as Point "C" for description purposes;

THENCE continuing North $82^{\circ} 36' 00''$ East, 89.26 feet to the beginning of tangent curve with a radius of 475.00 feet and concaving northeasterly;

THENCE Northeasterly along said curve an arc length of 196.66 feet, thru a central angle of $23^{\circ} 43' 18''$ to the end of said curve and to the end of this centerline description;

EXCEPTING therefrom any portion within Hawarden Drive.

Area - 4,430 square feet, more or less.

PARCEL 2

A strip of land 10.00 feet in width of which the centerline being described as follows:

BEGINNING at Point "A" hereinabove described;

THENCE South $64^{\circ} 24' 37''$ East, 5.26 feet to the northwesterly line of that certain parcel of land conveyed to the City of Riverside by deed recorded November 9, 1962 in Book 3256 of Official Records, Page 537, et seq., records of said Riverside County and to the end of this centerline description;

EXCEPTING therefrom any portion within Parcel 1 hereinabove described.

Area - 1.3 square feet, more or less.

PARCEL 3

A strip of land 10.00 feet in width of which the centerline being described as follows:

BEGINNING at Point "B" hereinabove described;

THENCE South $24^{\circ} 36' 52''$ East, 26.62 feet to the northwesterly line of that certain parcel of land conveyed to the City of Riverside by deed recorded November 9, 1962 in Book 3256 of Official Records, Page 537, et seq., records of said Riverside County and to the end of this centerline description;

EXCEPTING therefrom any portion within Parcel 1 hereinabove described.

Area - 216 square feet, more or less.

PARCEL 4

A strip of land 10.00 feet in width of which the centerline being described as follows:

BEGINNING at Point "C" hereinabove described;

THENCE South $7^{\circ} 24' 00''$ East, 15.53 feet to the northwesterly

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line of that certain parcel of land conveyed to the City of Riverside by deed recorded November 9, 1962, in Book 3256 of Official Records, Page 537, et seq., and to the end of this centerline description;

EXCEPTING therefrom any portion within Parcel 1 hereinabove described.

Area - 105 square feet, more or less.

DESCRIPTION APPROVAL
by General Hitchcock 2/28/77 by [Signature]
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 Nov. 21, 1977

THE HOMESTEAD COMPANY, INC.,
a California corporation,

By [Signature]

APPROVED AS TO FORM

Clarice Swire, 11-23-77
DEPUTY CITY ATTORNEY

By [Signature]

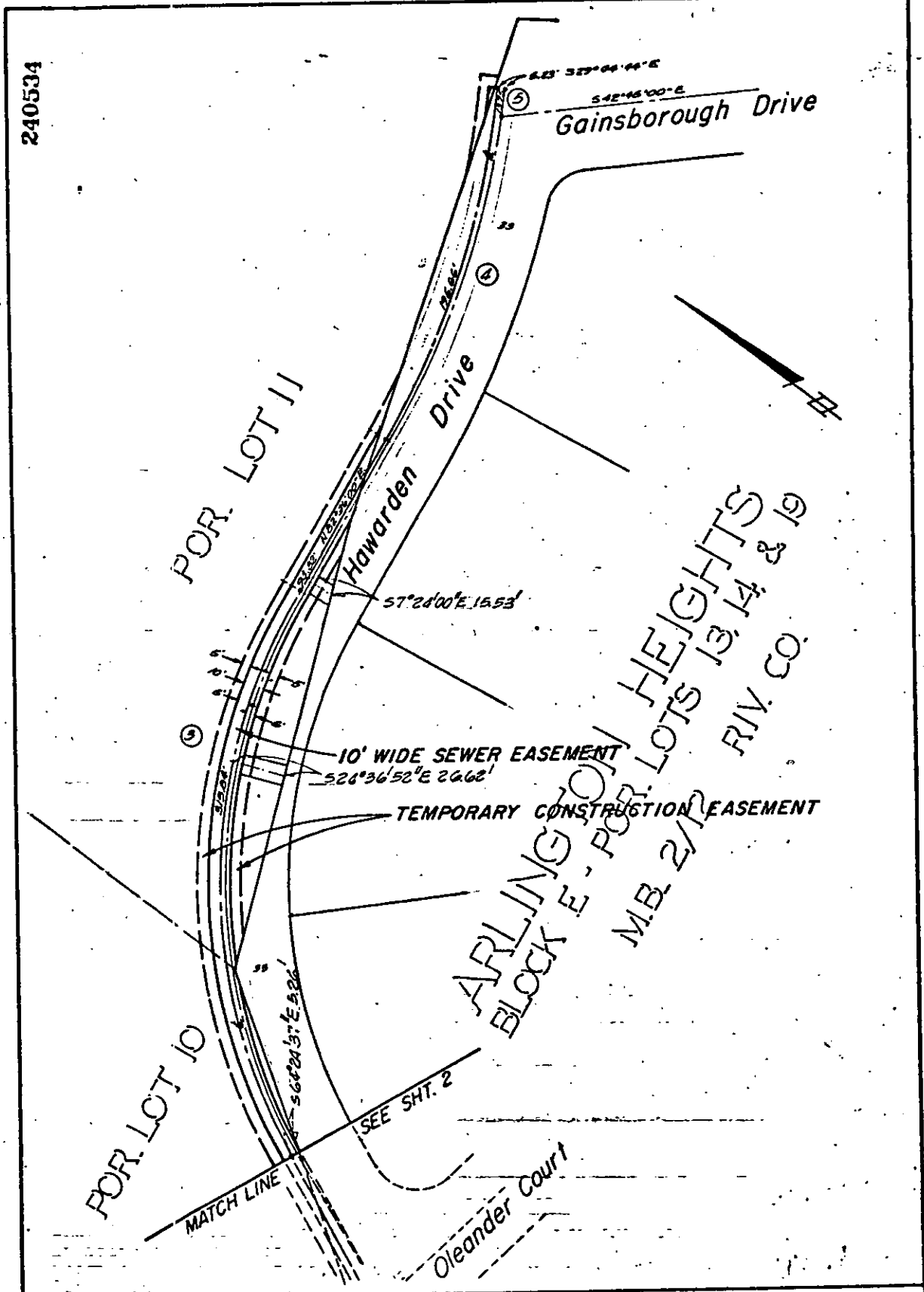
CONSENT TO RECORDATION

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 12/2/77

[Signature]
Property Services Manager

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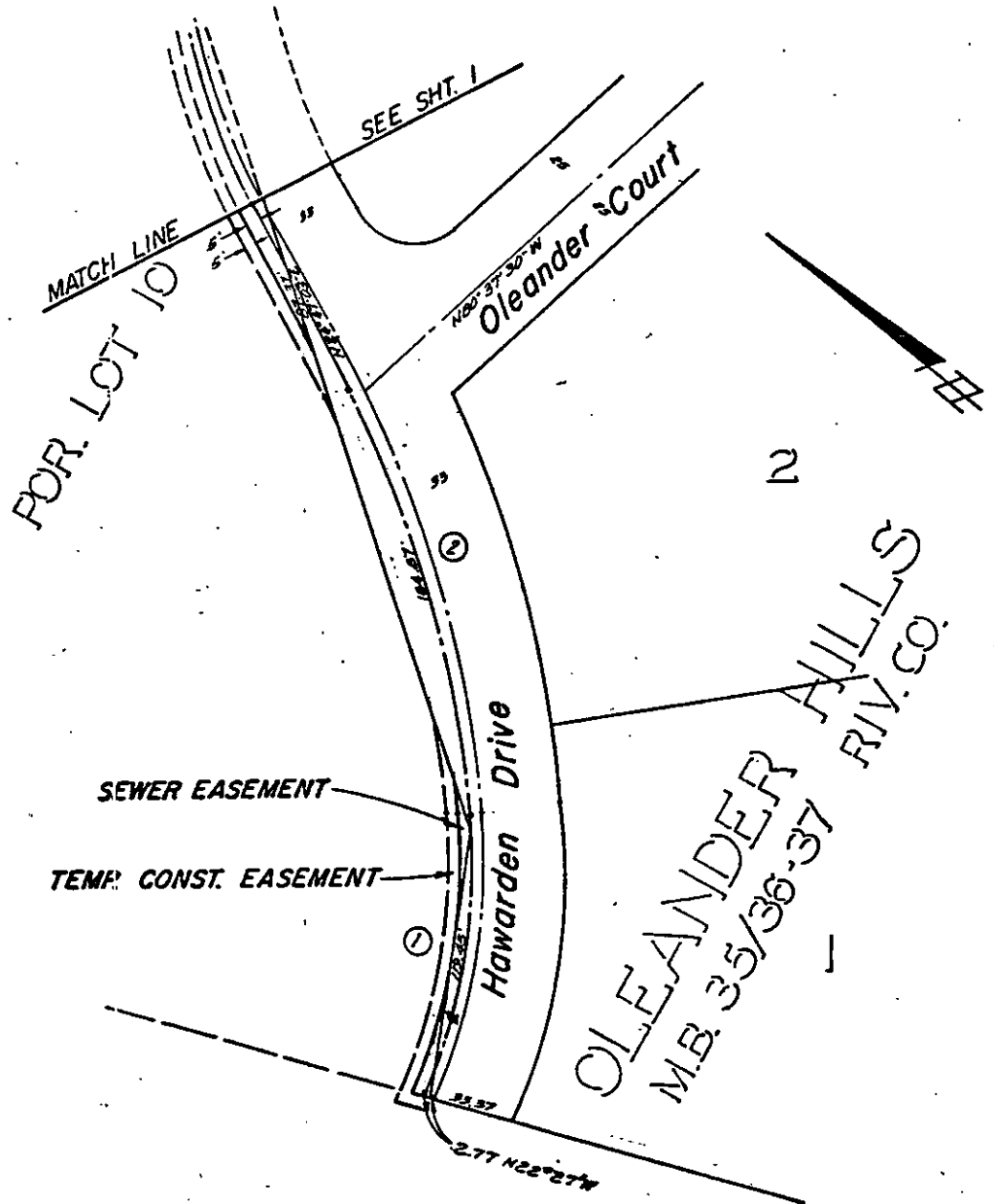


• CITY OF RIVERSIDE, CALIFORNIA •

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	5/68-1
SCALE: 1" = 60'	DRAWN BY MM DATE 6/20/77	SUBJECT OLEANDER HILLS ASSESSMENT DISTRICT

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C CURVE DATA				
C	R	L	L	T
①	230'	$27^{\circ}57'59''$	119.61'	61.56'
②	495'	$21^{\circ}23'55''$	104.87	93.53
③	313'	$57^{\circ}40'57''$	315.84	172.84
④	475'	$23^{\circ}13'10''$	196.66	99.76
⑤	510'	$01^{\circ}52'44''$	13.76	6.88

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SHEET 2 OF 2

5'68-1

SCALE: 1" = 60'

DRAWN BY MM DATE 6/20/77

SUBJECT OLEANDER HILLS ASSESSMENT DISTRICT

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