

When recorded in _____ to:

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

124202

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

JUN 16 1978

15 Min. Past 3 o'clock P.M.

CITY CLERK

Book 1978, Page 124202

Recorded in Official Records of Riverside County, California

W.H. Dalrymple Recorder

FEES \$ _____

none

Project: Oleander Hills
Assessment District (Sewer)
6730 Oleander Court
Parcel 3

FOR RECORDER'S OFFICE USE ONLY

124202

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
JAMES B. McGILL and JANICE D. McGILL, husband and wife as joint tenants,

as Grantors, grant__ 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 Lot 6 of Oleander Hills, on file in Book 35 of Maps, at Page 37 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 a 3/4 inch iron pipe in the centerline of Hathaway Place, South 78° 04' West, 188.00 feet from the intersection of the centerline of Westminster Drive, as shown by map of Tract No. 2490, on file in Book 45 of Maps, at Page 8 thereof, records of said Riverside County;

THENCE North 11° 56' 11" West, 5.00 feet to THE TRUE POINT OF BEGINNING of this centerline description; said point being the beginning of non-tangent curve with a radius of 150.00 feet and concaving northeasterly; the radial line of said curve at said point bears South 30° 21' 36" East;

THENCE Southwesterly, Westerly and Northwesterly along said curve an arc length 141.83 feet, thru a central angle of 54° 10' 36" to the end thereof;

THENCE North 66° 11' 00" West 50.72 feet to a point herein-after called as Point "A" for description purposes;

THENCE continuing North 66° 11' 00" West, 19.73 feet to the beginning of a tangent curve with a radius of 600.00 feet and concaving southwesterly;

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THENCE Northwesterly along said curve an arc length of 35.72 feet, thru a central angle of $3^{\circ} 22' 05''$ to a point hereinafter called as Point "B" for description purposes:

THENCE continuing Northwesterly along said curve an arc length of 45.15 feet, thru a central angle of $4^{\circ} 18' 42''$ to the end thereof;

THENCE North $73^{\circ} 51' 47''$ West, 116.89 feet to the beginning of a tangent curve with a radius of 150.00 feet and concaving northeasterly;

THENCE Northwesterly along said curve an arc length of 100.11 feet, thru a central angle of $38^{\circ} 14' 24''$ to the end thereof;

THENCE North $35^{\circ} 37' 23''$ West, 220.56 feet to the beginning of a tangent curve with a radius of 80.00 feet and concaving southwesterly;

THENCE Northwesterly along said curve an arc length of 72.22 feet, thru a central angle $51^{\circ} 43' 37''$ to the end thereof;

THENCE North $87^{\circ} 21' 00''$ West, 137.28 feet to the beginning of a tangent curve with a radius of 80.00 feet and concaving northeasterly;

THENCE Northwesterly along said curve an arc length of 90.62 feet, thru a central angle of $64^{\circ} 54' 00''$ to the end thereof;

THENCE North $22^{\circ} 27' 00''$ West, 128.80 feet to the centerline of Hawarden Drive and to the end of this centerline description;

EXCEPTING therefrom those portions lying northwesterly of the northwesterly line of said Lot bearing North $68^{\circ} 10' 45''$ East and lying southeasterly of the easterly line of said Lot bearing North $58^{\circ} 59' 00''$ West.

Area - 2,469 square feet.

PARCEL 2

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

BEGINNING at a Point "A" hereinabove described:

THENCE North $23^{\circ} 49' 00''$ East, 5.74 feet to the southwesterly line of Lot 13 of Tract No. 2490, on file in Book 45 of Maps, at Page 8 thereof and to the end of this centerline description.

EXCEPTING therefrom any portion within Parcel 1 hereinabove described.

Area - 7 square feet.

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 $20^{\circ} 26' 55''$ West, 23.90 feet to the northerly line of Lot 12 bearing North $79^{\circ} 04' 00''$ West, of Tract No. 2490, on file in Book 45 of Maps, at Page 8 thereof and to the end of this centerline description.

EXCEPTING therefrom any portion within Parcel 1 hereinabove described.

Area - 189 square feet.

DESCRIPTION APPROVAL
By David P. Smith, Surveyor, 1/14/78, ES

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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 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 FEBRUARY 22, 1978

James B. McGill
JAMES B. MCGILL

Witness: Pauline M. Hedge

Janice D. McGill
JANICE D. MCGILL

APPROVED AS TO FORM

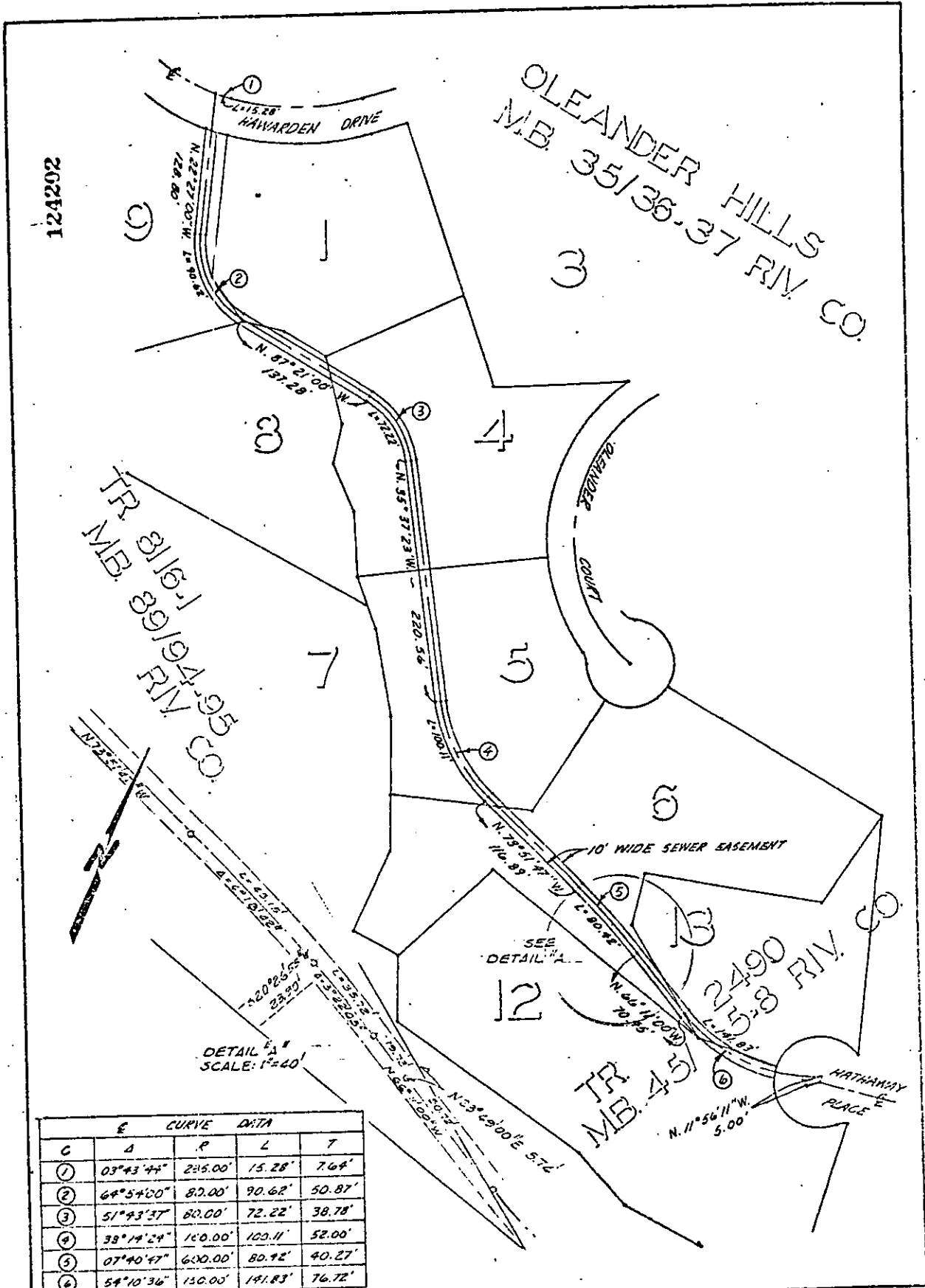
Claudia June 2-27-78
DEPUTY CITY ATTORNEY

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 6/14/78

James B. McGill
Property Services Manager



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OLEANDER HILLS
M.B. 35/36-37 RIV. CO.

TR MB. 8116-1
89/94-95
RIV. CO.

TR MB. 45
2490
15-8
RIV. CO.

CURVE DATA				
C	Δ	R	L	T
①	03°43'44"	215.00'	15.28'	7.64'
②	64°34'00"	82.00'	90.62'	50.87'
③	51°43'37"	80.00'	72.22'	38.78'
④	38°14'24"	160.00'	100.11'	52.00'
⑤	07°40'47"	620.00'	80.92'	40.27'
⑥	54°10'36"	130.00'	141.83'	76.72'

DETAIL 'A'
SCALE: 1"=40'

• 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 THEREOF.

SCALE: 1"= 100' DRAWN BY _____ DATE 1/4/78 SHEET 1 OF 1 5/68-1

SUBJECT OLEANDER HILLS ASSESSMENT DISTRICT

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