

245871

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
5:21 Min. Past 5:00 clock P.M.
At Request of
City Clerk
Book 1979, Page 245871

NOV 16 1979

Recorded in Official Records
of Riverside County, California
Dennis D. Sullivan Recorder
FILES

9718

Project: Guadalupe Place Storm Drain FOR RECORDER'S OFFICE USE ONLY

EASEMENT
FOR VALUABLE CONSIDERATION, receipt of which is hereby

acknowledged,
JOHN McCLAIN AND GERTRUDE McCLAIN, 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 storm drain 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:

A strip of land 20.00 feet in width, over a portion of Lot 4 of
TWIN BUTTES BLOCK, on file in Book 10 of Maps, at Page 39 thereof,
records of said Riverside County, the centerline of said strip of
land more particularly described as follows:

Beginning at a point in the southeasterly boundary of Tract No.
4237, on file in Book 72 of Maps, at Page 36 thereof, records of
said Riverside County, North 72° 35' 10" East, 16.00 feet from the
most easterly corner of Lot 12 of said Tract No. 4237;

THENCE South 17° 41' 20" East, 145.11 feet to the beginning of
tangent curve with a radius of 45.00 feet and concaving
northeasterly;

THENCE Southeasterly, Easterly and Northeasterly along said curve
an arc length of 70.69 feet, thru a central angle of 90° 00' 00" to
the end thereof;

THENCE North 72° 18' 40" East, 79.86 feet to the beginning of a
tangent curve with a radius of 45.00 feet and concaving south-
westerly;

THENCE Northeasterly, Easterly and Southeasterly along said curve
an arc length of 70.88 feet, thru a central angle of 90° 14' 50" to
the end thereof;

THENCE South 17° 26' 30" East, 135.23 feet to the northwesterly
boundary of Clawson Tract, on file in Book 36 of Maps, at Page 100
thereof, records of said Riverside County, and to the end of this
centerline description.

9718

EXCEPTING therefrom that portion lying southeasterly of the south-easterly line of that certain parcel of land conveyed to John McClain, et ux., by deed recorded June 25, 1958, as Instrument No. 45191 of Official Records of said Riverside County.

Area 0.034 of an acre.

DESCRIPTION APPROVAL
by James F. Hatcher 1/7/79 by [Signature]
Surver

245871

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 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 storm drain 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. 6, 1979

John McClain by Gertrude McClain
JOHN MCCLAIN
McClain at his request and in his presence
GERTRUDE MCCLAIN

Witness By James F. Hatcher

APPROVED AS TO FORM

[Signature]
SENIOR DEPUTY CITY ATTORNEY

Gertrude McClain

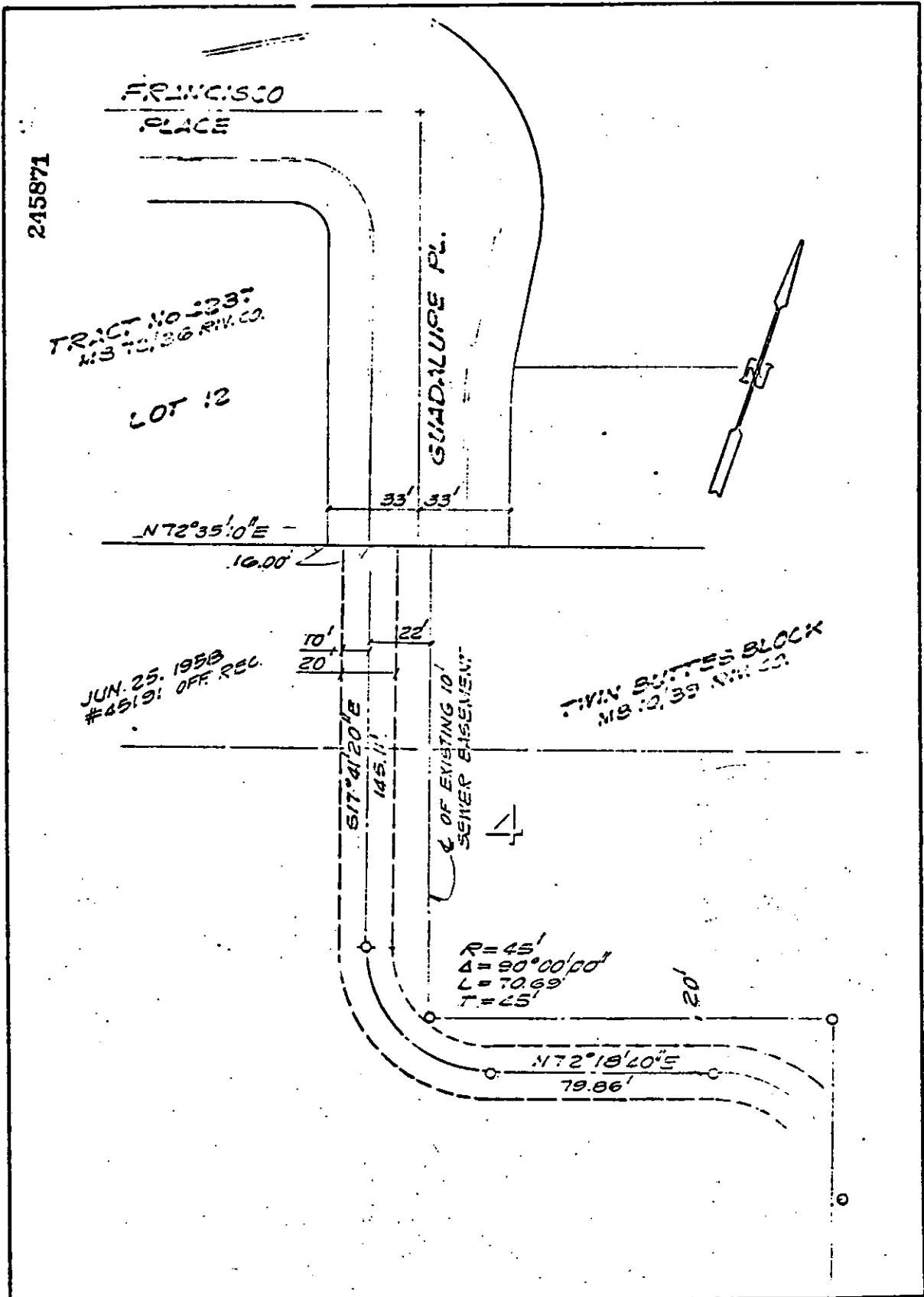
CONSENT TO RECORDATION

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 Nov. 16, 1979

[Signature]
Property Services Manager

G/3a/Dp



245871

TRACT No. 233
MS 12, 33 RIV. CO.

LOT 12

N72°35'0"E

10.00'

JUN. 25, 1958
#4519; OFF. REC.

10'
20'

S17°41'20"E

145.11'

10'
4
OF EXISTING 10'
SEWER EASEMENT

TWIN SUITES BLOCK
MS 12, 33 RIV. CO.

R = 45'
Δ = 90°00'00"
L = 70.69'
T = 25'

N72°18'20"E

79.86'

• 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

6/18-3

SCALE: 1" = 40'

DRAWN BY GS DATE 6/18/78

SUBJECT GUADALUPE PL. STORM DRAIN

245871

Q OF EXISTING 10' SEWER EASEMENT

N 72° 18' 40" E
79.86'

R = 45'
Δ = 90° 14' 50"
L = 70.88'
T = 45.20'

TWIN SUITES BLOCK
MB 10/39 RIV. CO.

MAR. 31, 1965
#36578 OFF. REC.

S 17° 26' 30" E 182.22'

10'
20'

2

CLAWSON TRACT
MB 36/100 RIV. CO.

LOT 11

LOT 10

ALPINE WAY

N 72° 34' 20" E

• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 2 OF 2

6/16-3

SCALE: 1" = 40'

DRAWN BY GS DATE 4/18/78

SUBJECT GUADALUPE PL. STORM DRAIN

9718