

orded mail to:

2718: City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

RECEIVED FOR RECORD

Min. Post. 3 o'clock P.M.
At Request of

City Clerk

Book 1980, Page 27187

FEB 8 1980

Recorded in Official Records
of Riverside County, California

Recorder
FELS

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: Z.C. C-27-789
C-28-789
P.M. 15084

FOR RECORDER'S OFFICE USE ONLY

0785

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
WIEST PLAZA, a limited partnership,

as Grantor, grant s 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:

All those portions of Lots 10 and 15 in Block 35 of the Lands of the Riverside Land & Irrigating Company, as shown by map on file in Book 1 of Maps, at page 70 thereof, Records of San Bernardino County, California.

PARCEL 1

A strip of land 30.00 feet in width, lying 15.00 feet on each side of the following described centerline:

Commencing at the most easterly corner of Lot 15;

Thence South 55° 44' 00" West along the southeasterly line of said Lot 15, a distance of 399.83 feet to the TRUE POINT OF BEGINNING;

Thence North 34° 15' 40" West, a distance of 169.50 feet;

Thence North 55° 44' 20" East, a distance of 47.50 feet to a point hereinafter referred to as Point "A";

Thence North 34° 15' 40" West, a distance of 284.00 feet to a point hereinafter referred to as Point "B";

Thence continuing North 34° 15' 40" West, a distance of 35.00 feet;

Thence South 55° 44' 20" West, a distance of 207.38 feet to a point hereinafter referred to as Point "C";

Thence continuing South 55° 44' 20" West, a distance of 17.00 feet;

Thence North 79° 15' 40" West, a distance of 42.43 feet;

Thence North 34° 15' 40" West, a distance of 217.33 feet to a point hereinafter referred to as Point "E";

27187

Thence continuing North 34° 15' 40" West, a distance of 117.50 feet to a point hereinafter referred to as Point "F";

Thence continuing North 34° 15' 40" West, a distance of 33.50 feet;

Thence North 55° 44' 20" East, a distance of 150.67 feet to a point hereinafter referred to as Point "G";

Thence continuing North 55° 44' 20" East, a distance of 225.58 feet to a point hereinafter referred to as Point "H";

Thence continuing North 55° 44' 20" East, a distance of 21.50 feet to a point hereinafter referred to as Point "J";

Thence continuing North 55° 44' 20" East, a distance of 28.00 feet to a point hereinafter referred to as Point "K";

Thence continuing North 55° 44' 20" East, a distance of 160.29 feet;

Thence South 34° 15' 40" East, a distance of 82.00 feet to a point hereinafter referred to as Point "L";

Thence continuing South 34° 15' 40" East, a distance of 60.58 feet to a point hereinafter referred to as Point "M";

Thence continuing South 34° 15' 40" East, a distance of 34.50 feet;

Thence North 55° 44' 45" East, a distance of 8.00 feet to a point hereinafter referred to as Point "N";

Thence continuing North 55° 44' 45" East, a distance of 14.41 feet to the northeasterly line of said Lot 10 and the end of this centerline description.

PARCEL 2

A strip of land 30.00 feet in width, lying 15.00 feet on each side of the following described centerline:

Beginning at Point "A" hereinabove referred to;

Thence North 55° 44' 20" East, a distance of 34.50 feet to a point hereinafter referred to as Point "P";

Thence continuing North 55° 44' 20" East, a distance of 49.50 feet to a point hereinafter referred to as Point "R";

Thence continuing North 55° 44' 20" East, a distance of 168.27 feet to a point in the southwesterly line of that certain parcel of land conveyed to Hyrosen Properties, Inc., by Deeds recorded April 13, 1978 as Instrument Nos. 70919 and 70920, Official Records of Riverside County, California.

EXCEPTING THEREFROM that portion thereof described hereinabove in Parcel 1.

PARCEL 3

A strip of land 10.00 feet in width, lying 5.00 feet on each side of the following described centerline:

Beginning at Point "P" hereinabove referred to;

Thence South 34° 15' 40" East, a distance of 31.00 feet.

EXCEPTING THEREFROM that portion thereof described hereinabove in Parcel 2.

PARCEL 4

A strip of land 25.00 feet in width, lying 12.50 feet on each side of the following described centerline:

Beginning at Point "R" hereinabove referred to;

Thence South 34° 15' 40" East, a distance of 50.00 feet.

EXCEPTING THEREFROM that portion thereof described hereinabove in Parcel 2.

2786

PARCEL 5

A strip of land 20.00 feet in width, lying 10.00 feet on each side of the following described centerline:

Beginning at Point "B" hereinabove referred to;
Thence North 55° 44' 20" East, a distance of 35.00 feet.

EXCEPTING THEREFROM that portion thereof described hereinabove in Parcel 1.

PARCEL 6

A strip of land 22.00 feet in width, lying 11.00 feet on each side of the following described centerline:

Beginning at Point "C" hereinabove referred to;
Thence South 34° 15' 40" East, a distance of 45.00 feet.

EXCEPTING THEREFROM that portion thereof described hereinabove in Parcel 1.

PARCEL 7

A strip of land 20.00 feet in width, lying 10.00 feet on each side of the following described centerline:

Beginning at Point "E" hereinabove referred to;
Thence South 55° 44' 20" West, a distance of 54.00 feet to a point in the southwesterly line of said Lot 10.

EXCEPTING THEREFROM that portion thereof described hereinabove in Parcel 1.

PARCEL 8

A strip of land 20.00 feet in width, lying 10.00 feet on each side of the following described centerline:

Beginning at Point "F" hereinabove referred to;
Thence North 55° 44' 20" East, a distance of 30.00 feet.

EXCEPTING THEREFROM that portion thereof described hereinabove in Parcel 1.

PARCEL 9

A strip of land 30.00 feet in width, lying 15.00 feet on each side of the following described centerline:

Beginning at Point "G" hereinabove referred to;
Thence North 34° 15' 40" West, a distance of 86.00 feet.

EXCEPTING THEREFROM that portion thereof described hereinabove in Parcel 1.

PARCEL 10

A strip of land 20.00 feet in width, lying 10.00 feet on each side of the following described centerline:

Beginning at Point "H" hereinabove referred to;
Thence North 34° 15' 40" West, a distance of 27.00 feet.

EXCEPTING THEREFROM that portion thereof described hereinabove in Parcel 1.

PARCEL 11

A strip of land 20.00 feet in width, lying 10.00 feet on each side of the following described centerline:

Beginning at Point "J" hereinabove referred to;
Thence South 34° 15' 40" East, a distance of 58.00 feet;
Thence North 55° 44' 20" East, a distance of 50.00 feet.

EXCEPTING THEREFROM that portion thereof described hereinabove in Parcel 1.

PARCEL 12

A strip of land 20.00 feet in width, lying 10.00 feet on each side of the following described centerline:

Beginning at Point "K" hereinabove referred to;
Thence South 34° 15' 40" East, a distance of 25.00 feet.

EXCEPTING THEREFROM that portion thereof described hereinabove in Parcel 1.

27187

PARCEL 13

A strip of land 20.00 feet in width, lying 10.00 feet on each side of the following described centerline:

Beginning at Point "L" hereinabove referred to;

Thence South 55° 44' 20" West, a distance of 25.00 feet.

EXCEPTING THEREFROM that portion thereof described hereinabove in Parcel 1.

PARCEL 14

A strip of land 20.00 feet in width, lying 10.00 feet on each side of the following described centerline:

Beginning at Point "M" hereinabove referred to;

Thence North 55° 44' 20" East, a distance of 22.40 feet to a point in the northeasterly line of said Lot 10.

EXCEPTING THEREFROM that portion thereof described hereinabove in Parcel 1.

PARCEL 15

A strip of land 20.00 feet in width, lying 10.00 feet on each side of the following described centerline:

Beginning at Point "N" hereinabove referred to;

Thence South 10° 00' 59" East, a distance of 65.79 feet.

EXCEPTING THEREFROM that portion thereof described hereinabove in Parcel 1.

PARCEL 16

A strip of land 15.00 feet in width, lying 7.50 feet on each side of the following described centerline:

Commencing at the most easterly corner of said Lot 15;

Thence South 55° 44' 00" West along the southeast line of said Lot 15, a distance of 100.00 feet;

Thence North 34° 16' 55" West, a distance of 100.00 feet for the TRUE POINT OF BEGINNING;

Thence continuing North 34° 16' 55" West, a distance of 176.97 feet;

Thence North 55° 44' 20" East, a distance of 14.00 feet.

EXCEPTING THEREFROM that portion thereof described hereinabove in Parcel 2.

ALSO EXCEPTING THEREFROM that portion thereof lying within the following described parcel:

Beginning at the most easterly corner of said Lot 15;

Thence Southwesterly on the southeasterly line of said lot, a distance of 100.00 feet;

Thence Northwesterly and parallel with the northeasterly line of said lot, a distance of 200.00 feet;

Thence Northeasterly and parallel with the southeasterly line of said lot, a distance of 100.00 feet to the northeasterly line of said lot;

Thence Southeasterly on the northeasterly line of said lot, a distance of 200.00 feet to the point of beginning.

DESCRIPTION APPROVAL
By *[Signature]* 1/11/80
Surveyor

27187

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 January 24, 1980

WEST PLAZA, a Limited Partnership

By: QUONG-WATKINS, PROPERTIES, a General Partnership

By: PAUL QUONG, General Partner

By: D. BARRETT WATKINS, General Partner

APPROVED AS TO FORM
[Signature]
CITY ATTORNEY

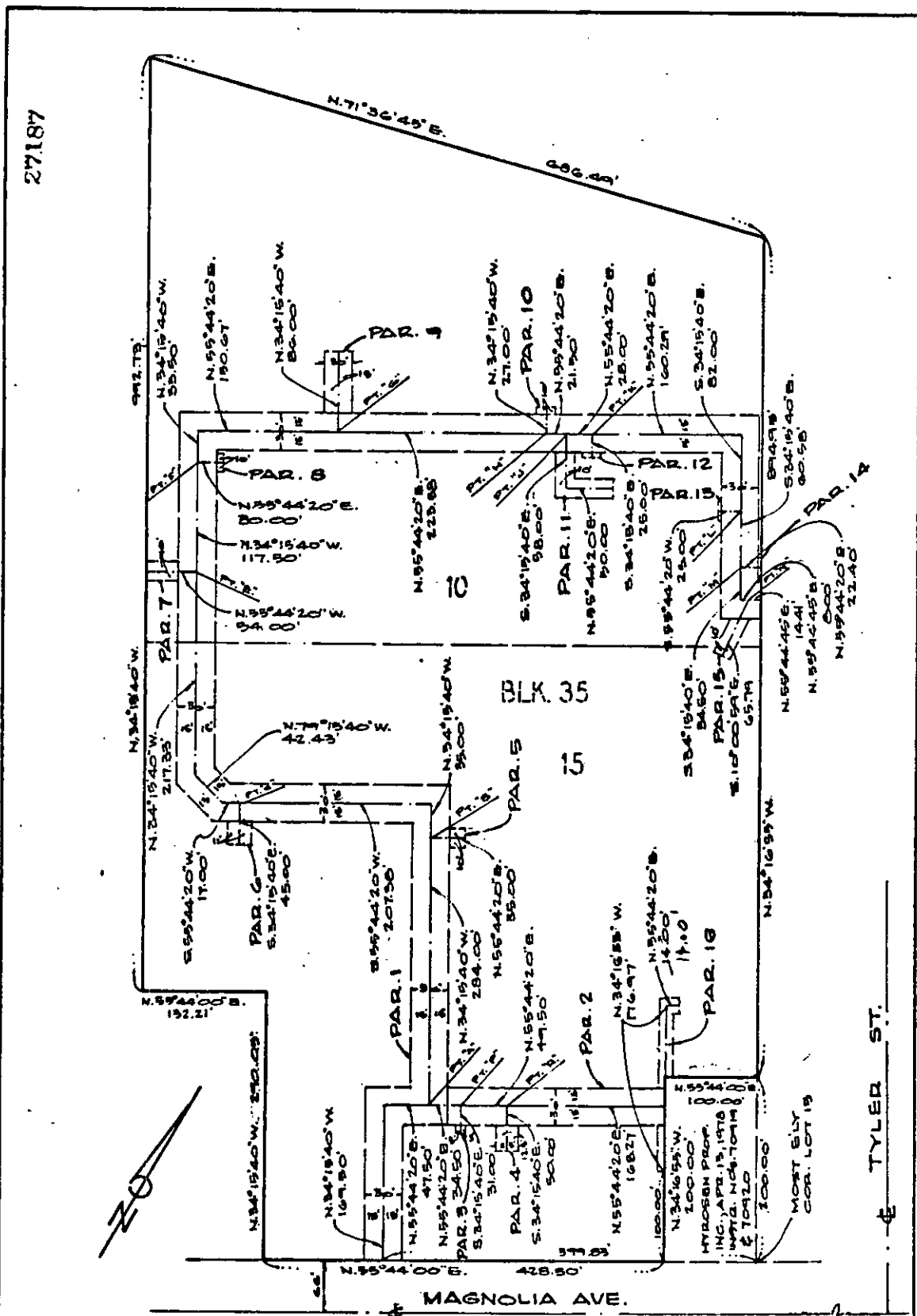
CONSENT TO RECORDATION

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 February 8, 1980

[Signature]
Property Services Manager

27187



• 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.

SCALE: 1" = 12.9' DRAWN BY AMS DATE 12/12/79 SUBJECT E.O.C. 27-787, C.28-787, A-67-726, RM. 15084

SHEET 1 OF 1 76-106