

383214

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

CITY CLERK
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

Project: Building Permit
3435 Fourteenth Street
Riverside, California

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

OCT - 3 1994

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

24
FR

24

DOCUMENT BEING RE-RECORDED TO CORRECT
PROPERTY DESCRIPTIONS

24
6

GRANT OF PERMANENT EASEMENT
(Building Restriction)

This Grant of Permanent Easement is made this 3rd day of
October, 1994 by and between RIVERSIDE COUNTY FEDERAL
CREDIT UNION (hereinafter "GRANTOR") and WILLIAM R. FRIIS,
Trustee for the FRIIS FAMILY TRUST (hereinafter "GRANTEE").

WHEREAS, GRANTOR is the owner of certain real property in
the County of Riverside, State of California, hereinafter
referred to as the "Servient Tenement" and more particularly
described in Exhibit A and depicted on Exhibit D, which exhibits
are attached hereto and by this reference made a part hereof; and

WHEREAS, GRANTEE is the owner of certain real property in
the County of Riverside, State of California, hereinafter
referred to as the "Dominant Tenement", and more particularly
described in Exhibit B and depicted on Exhibit D, which exhibits
are attached hereto and by this reference made a part hereof; and

WHEREAS, GRANTEE wants to build a building in the Dominant
Tenement adjacent to and abutting the common property line; and

WHEREAS, GRANTOR wants to avoid an unsightly sixteen (16)
foot, windowless fire wall, and therefore agrees not to build on
the Servient Tenement within a ten (10) foot easement adjacent to
the proposed building; and

WHEREAS, GRANTEE desires to acquire certain rights in the
Servient Tenement;

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. For valuable consideration, the sufficiency and receipt of which is hereby acknowledged, GRANTOR hereby grants to GRANTEE, its successors and assigns, a non-exclusive, permanent easement upon which GRANTOR consents and agrees not to construct any structure within ten (10) feet of the common boundary between the Servient Tenement and the Dominant Tenement, as described more particularly in Exhibit C and depicted on Exhibit D, which exhibits are attached hereto and by this reference made a part hereof. The purpose of this agreement is to avoid the construction of a sixteen (16) foot fire wall separating GRANTEE's proposed building and GRANTOR's eastern property line.

2. The easement granted herein is appurtenant to the Dominant Tenement.

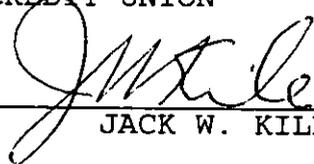
3. This easement is non-exclusive, and GRANTOR, or its heirs, successors, and assigns may grant another easement or easements across, along, over, under, through, or within this permanent easement provided that such easement or easements do not unreasonably interfere with GRANTEE's use of GRANTEE's easement restrictions and right-of-way.

4. The terms and covenants of this easement and right-of-way shall run with the land and bind and inure to the benefit of the respective heirs, successors, executors, administrators and assigns of Grantor and Grantee and shall continue in effect until such time as released by the City Council of the City of Riverside, California.

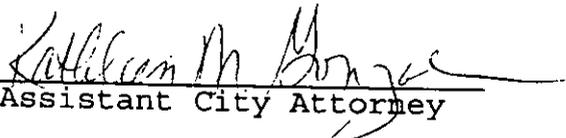
IN WITNESS WHEREOF, this instrument is executed the day and year first above written.

RIVERSIDE COUNTY FEDERAL
CREDIT UNION

By


JACK W. KILE

APPROVED AS TO FORM:


Assistant City Attorney

KMG/sb
9/28/94

EXHIBIT 'A'

THAT PORTION OF BLOCK 13, RANGE 4, OF THE TOWN OF RIVERSIDE AS SHOWN BY MAP RECORDED IN BOOK 7 PAGE 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS;

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID BLOCK 13, RANGE 4;

THENCE SOUTH $60^{\circ}51'41''$ EAST ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 13, RANGE 4, A DISTANCE OF 173.04 FEET TO A POINT, SAID POINT BEING IN THE SOUTHEASTERLY LINE OF THAT CERTAIN 15 FOOT WIDE ALLEY VACATED BY THE CITY OF RIVERSIDE BY RESOLUTION NO. 10428, RECORDED DECEMBER 30, 1965 AS INSTRUMENT NO. 146056 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH $29^{\circ}06'59''$ WEST, ALONG SAID SOUTHEASTERLY LINE OF SAID VACATED ALLEY AND ALONG THE SOUTHWESTERLY PROLONGATION OF SAID SOUTHEASTERLY LINE, A DISTANCE OF 316.62 FEET TO THE NORTHEASTERLY LINE OF THAT PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED APRIL 25, 1985 AS INSTRUMENT NUMBER 87464, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH $60^{\circ}51'46''$ WEST (RECORDED AS NORTH $60^{\circ}55'00''$ WEST) ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 117.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 113.00 FEET;

THENCE ALONG SAID CURVE AND NORTHEASTERLY LINE, THROUGH AN ANGLE OF $22^{\circ}32'27''$, A DISTANCE OF 44.46 FEET;

THENCE NORTH $20^{\circ}49'41''$ WEST (RECORDED AS NORTH $20^{\circ}52'55''$ WEST) ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 16.12 FEET TO THE NORTHWESTERLY LINE OF SAID BLOCK 13, RANGE 4;

THENCE NORTH $29^{\circ}06'44''$ EAST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 297.63 FEET TO THE POINT OF BEGINNING.

DESCRIPTION APPROVAL

Walter B. Inge
SURVEYOR, CITY OF RIVERSIDE

by _____

2/28/24

THAT PORTION OF BLOCK 13, RANGE 4, OF THE TOWN OF RIVERSIDE AS SHOWN BY MAP RECORDED IN BOOK 7 PAGE 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID BLOCK 13, RANGE 4;

THENCE SOUTH $60^{\circ}51'41''$ EAST ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 13, RANGE 4, A DISTANCE OF 173.04 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING IN THE SOUTHEASTERLY LINE OF THAT CERTAIN 15 FOOT WIDE ALLEY VACATED BY THE CITY OF RIVERSIDE BY RESOLUTION NO. 10428, RECORDED DECEMBER 30, 1965 AS INSTRUMENT NO. 146056 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH $29^{\circ}06'59''$ WEST, ALONG SAID SOUTHEASTERLY LINE OF SAID VACATED ALLEY AND ALONG THE SOUTHWESTERLY PROLONGATION OF SAID SOUTHEASTERLY LINE, A DISTANCE OF 314.12 FEET TO THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF THAT PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 15, 1972, AS INSTRUMENT NUMBER 123925, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE ALONG SAID PROLONGATION AND NORTHEASTERLY LINE AND CONTINUING ALONG THE BOUNDARY OF SAID PARCEL CONVEYED TO THE CITY OF RIVERSIDE, THE FOLLOWING COURSES;

SOUTH $60^{\circ}51'46''$ EAST (RECORDED AS SOUTH $60^{\circ}52'03''$ EAST) 117.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.50 FEET;

NORTHEASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF $82^{\circ}29'17''$, A DISTANCE OF 36.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 484.00 FEET, A RADIAL BEARING TO SAID BEGINNING OF CURVE BEARS NORTH $66^{\circ}26'31''$ WEST;

NORTHEASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF $5^{\circ}33'40''$, A DISTANCE OF 46.98 FEET;

NORTH $29^{\circ}07'09''$ EAST, 232.86 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET, A RADIAL BEARING TO SAID BEGINNING OF CURVE BEARS SOUTH $83^{\circ}57'17''$ EAST;

NORTHERLY ALONG SAID CURVE THROUGH AN ANGLE OF $38^{\circ}32'03''$, A DISTANCE OF 16.81 FEET TO THE NORTHEASTERLY LINE OF SAID BLOCK 13, RANGE 4;

THENCE NORTH $60^{\circ}51'41''$ WEST ALONG SAID NORTHEASTERLY LINE, 129.88 FEET TO THE TRUE POINT OF BEGINNING.

DESCRIPTION APPROVAL 9/28/24

for Walter R. Ayco by _____
SURVEYOR, CITY OF RIVERSIDE

EXHIBIT "C"

THAT PORTION OF BLOCK 13, RANGE 4, OF THE TOWN OF RIVERSIDE AS SHOWN BY MAP RECORDED IN BOOK 7 PAGE 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS;

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID BLOCK 13, RANGE 4;

THENCE SOUTH 60°51'41" EAST ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 13, RANGE 4, A DISTANCE OF 173.04 FEET TO A POINT, SAID POINT BEING IN THE SOUTHEASTERLY LINE OF THAT CERTAIN 15 FOOT WIDE ALLEY VACATED BY THE CITY OF RIVERSIDE BY RESOLUTION NO. 10428, RECORDED DECEMBER 30, 1965 AS INSTRUMENT NO. 146056 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 29°06'59" WEST, ALONG SAID SOUTHEASTERLY LINE OF SAID VACATED ALLEY AND ALONG THE SOUTHWESTERLY PROLONGATION OF SAID SOUTHEASTERLY LINE, A DISTANCE OF 194.62 FEET TO THE TRUE POINT OF BEGINNING.

THENCE CONTINUING SOUTH 29°06'59" WEST ALONG SAID SOUTHWESTERLY PROLONGATION, A DISTANCE OF 122.00 FEET TO THE NORTHEASTERLY LINE OF THAT PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED APRIL 25, 1985 AS INSTRUMENT NO. 87464, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 60°51'46" WEST (RECORDED AS NORTH 60°55'00" WEST) ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 10.00 FEET;

THENCE NORTH 29°06'59" EAST, A DISTANCE OF 122.00 FEET;

THENCE SOUTH 60°51'46" EAST, A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING.

DESCRIPTION APPROVAL 2/25/96
Walter R. Inge by _____
 SURVEYOR, CITY OF RIVERSIDE

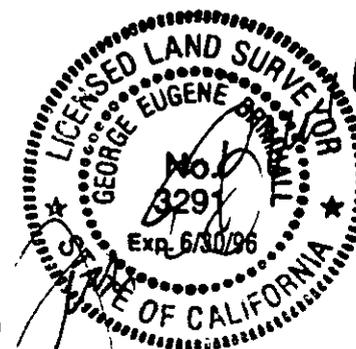


EXHIBIT 'D'

