

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)

38249

Project: Tract No. 18834  
NE corner Chicago Avenue  
& Central Avenue

RECEIVED FOR RECORD  
Min. Past 10 o'clock M  
At Request of  
CITY OF RIVERSIDE

Book 1984, Page

38249

FEB 24 1984

Recorded in Official Records  
of Riverside County, California

*William S. Emery*  
Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

E A S E M E N T

10794

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
BROWN DEVELOPMENT CORP., 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 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:

That portion of Lot 5 of Martin and Ormand Tract, as shown by map on file in Book 6 of Maps, at Page 84, records of Riverside County, California, and that portion of the northwest quarter of Section 31, Township 2 South, Range 4 West, San Bernardino Base and Meridian, described as follows:

COMMENCING at the most westerly corner of Lot 8, Tract No. 8435, as shown by map on file in Book 118 of Maps, at Pages 29 through 31, inclusive thereof, records of Riverside County, California;

THENCE South 24° 33' 40" East, a distance of 267.03 feet to the true point of beginning;

THENCE South 83° 06' 20" West, a distance of 43.72 feet;

THENCE South 19° 30' 00" East, a distance of 40.36 feet;

THENCE North 83° 06' 20" East, a distance of 16.71 feet;

THENCE South 12° 53' 00" East, a distance of 268.81 feet;

THENCE South 15° 49' 55" East, a distance of 500.12 feet to a point in a non-tangent curve concave southerly and having a radius of 1155.00 feet; said curve having a radius of 1155.00 feet being concentric with the centerline of Central Avenue, having a radius of 1100.00 feet, as shown by map on file in Book 52, Page 7 of Record of Surveys, records of Riverside County, California; the radial line to said point of said curve having a radius of 1155.00 feet bears North 08° 43' 25" East;

THENCE Easterly along said curve, to the right, through a

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central angle of 00° 39' 22", an arc distance of 13.23 feet to a point therein, the radial line to said point bears North 09° 22' 47" East;

THENCE North 15° 49' 55" West, a distance of 505.38 feet;

THENCE North 12° 53' 00" West, a distance of 267.24 feet;

THENCE North 83° 06' 20" East, a distance of 18.68 feet;

THENCE North 24° 33' 40" West, a distance of 41.34 feet to the true point of beginning.

DESCRIPTION APPROVAL  
*George H. Butcher*  
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 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, or 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 Feb 15, 1984

BROWN DEVELOPMENT CORP.,  
a California corporation,

By *Richard Brown*

By *Liz Wiley*

CONSENT TO RECORDATION

APPROVED AS TO FORM

*Carolyn G. Pugh* 2-21-84  
SENIOR C. P. CITY ATTORNEY

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 14883 of said City Council adopted on January 25, 1983, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated 2/24/84

*[Signature]*  
Property Services Manager  
Title

38249

CHICAGO AVENUE

N.W. 1/4 SEC. 31

LOT 5  
MARTIN & ORMAND  
TRACT  
M.B. 6/84 REC. RIV. CO.

CENTRAL AVE.

SPECIAL STORM  
DRAIN EASEMENT

N.19°30'00"W 40.36'

N.87°06'20"E 16.71'

12' STORM DRAIN EASMT  
N.12°53'00"W 205.81'

N.12°53'00"W 207.24'

N.55°35'14"W 505.35'  
N.17°45'51"W 500.12'

N.24°33'40"W 267.03'

N.07°33'02"N 41.34'

8

9

10

TR. NO. 343  
M.B. 118/29-31 REC. RIV. CO.

SEE SHEET NO. 2

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

12/22/82  
82-195

SCALE: 1" = 100'

DRAWN BY WP DATE 1/6/84

SUBJECT STORM DRAIN EASEMENT

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38249  
CHICAGO AVE.

N.W. 1/4 SEC. 31

LOT 5  
MARTIN & ORMAND  
TRACT

12' STORM DRAIN EASEMENT  
N. 13° 49' 55" W. 500.12'  
N. 15° 49' 15" W. 505.78'

N. 12° 53' 00" W. 268.81'  
N. 12° 53' 00" W. 267.24'

CENTRAL AVENUE  
R=1100'  
RS. 52/7

S 08° 33' 29" W (CE)  
S 09° 22' 47" W (CE)

Δ = 0° 39' 22"  
R = 1155.00' L = 13.28'

13 14

TR. NO. 7924  
M. B. 118/52-34, REC. RIV. CO.

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 2 OF 2

82-195

SCALE: 1" = 100'

DRAWN BY WP DATE 1/10/84

SUBJECT STORM DRAIN EASEMENT

10794