

302609

302609

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)

Project: P.M. 19617  
R/W for Driveways

RECEIVED FOR RECORD  
Min. Past 2 o'clock P.M.

NOV 26 1985

Recorded in Official Records  
of Riverside County, California

*William P. Stanley*  
RECORDER

FOR RECORDER'S OFFICE USE ONLY

11000

GRANT OF EASEMENT

T. & S.S.L., a joint venture, which is comprised of ownership in the following percentages: T&S DEVELOPMENT, INC., 26.5%; MARK A. THOMPSON, 19.75%, JAY C. SELF, 19.75%; V.SCOTT LOVELY and JOAN R. LOVELY, husband and wife as joint tenants, 34.0%, Grantor FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation, an easement and right-of-way for public street and highway purposes, together with all rights to construct and maintain utilities, sewers, drains and other improvements consistent with the use as a public street and highway, in, under, upon, over and along that certain real property in the City of Riverside, County of Riverside, State of California, described as follows:

Those portions of Parcels 67, 68, 70, 71, 80, 81, 86, 90 91 of Parcel Map 19617 as shown on map on file in Parcel Map Book 128, Pages 91 through 103 inclusive, described as follows:

PARCEL A

That portion of said Parcel 86 described as follows:

BEGINNING at the beginning of the curve in the South line of said Parcel 86, said curve being concave southwesterly having a radius of 1055.00 feet;

THENCE westerly 18.64 feet along said curve and said South line through a central angle of 1° 00' 44" to the true POINT OF BEGINNING;

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THENCE leaving said South line on a non-tangent line North 15° 10' 44" West, 31.53 feet;

THENCE North 61° 54' 27" West, 84.00 feet;

THENCE South 71° 21' 51" West, 31.53 feet to a point on the curve in said South line, said curve being concave southwesterly having a radius of 1055.00 feet and to which a radial line bears North 24° 38' 09" East;

THENCE easterly 127.30 feet along said curve through a central angle of 6° 54' 49" to said true POINT OF BEGINNING.

AREA - 2,262 square feet.

PARCEL B

That portion of said Parcels 80 and 81 described as follows:

BEGINNING at the beginning of the curve in the North line of said Parcel 80, said curve being concave southerly having a radius of 945.00 feet;

THENCE westerly 7.03 feet along said curve through a central angle of 0° 25' 35" to the true POINT OF BEGINNING and to which a radial line bears North 32° 08' 07" East;

THENCE westerly 133.35 feet along said curve through a central angle of 8° 05' 07";

THENCE on a non-tangent line South 18° 55' 43" East 33.65 feet;

THENCE South 61° 54' 27" East, 84.00 feet;

THENCE North 75° 06' 50" East, 33.65 feet to said true POINT OF BEGINNING.

AREA - 2,700 square feet.

PARCEL C

That portion of said Parcel 90 described as follows:

BEGINNING at a point in the South line of said Parcel 90, South 57° 26' 18" East, 9.49 feet from the southwest corner of said parcel;

THENCE North 77° 33' 42" East, 32.53 feet;

THENCE South 57° 26' 18" East, 84.00 feet;

THENCE South 12° 26' 18" East, 32.53 feet to said South line;

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Thence North  $57^{\circ} 26' 18''$  West, 130.00 feet along said South line to said POINT OF BEGINNING.

AREA - 2,461 square feet.

PARCEL D

That portion of said Parcel 91 described as follows:

BEGINNING at a point in the South line of said Parcel 91 being North  $57^{\circ} 26' 18''$  West, 55.02 feet from the end of the curve in said South line;

THENCE North  $57^{\circ} 26' 18''$  West, 130.00 feet;

THENCE North  $77^{\circ} 33' 42''$  East, 32.53 feet;

THENCE South  $57^{\circ} 26' 18''$  East, 84.00 feet;

THENCE South  $12^{\circ} 26' 18''$  East, 32.53 feet to said POINT OF BEGINNING.

AREA - 2,461 square feet.

PARCEL E

That portion of said parcel 71 described as follows:

BEGINNING at a point in the North line of said Parcel 71, being North  $57^{\circ} 26' 18''$  West, 55.02 feet from the end of the curve in said North Line;

THENCE South  $77^{\circ} 33' 42''$  West, 32.53 feet;

THENCE North  $57^{\circ} 26' 18''$  West, 84.00 feet;

THENCE North  $12^{\circ} 26' 18''$  West, 32.53 feet;

THENCE South  $57^{\circ} 26' 18''$  East, 130.00 feet to said POINT OF BEGINNING.

AREA - 2,461 square feet.

PARCEL F

That portion of said Parcel 70 described as follows:

BEGINNING at a point on the East line of said Parcel 70 North  $0^{\circ} 00' 14''$  West, 17.93 feet from the southeast corner of said parcel;

THENCE North  $51^{\circ} 35' 09''$  West, 37.01 feet;

THENCE North  $0^{\circ} 00' 14''$  West, 54.00 feet;

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THENCE North 89° 59' 46" East, 6.00 Feet;  
THENCE North 44° 59' 46" East, 32.53 feet;  
THENCE South 0° 00' 14" East, 100.00 feet to said POINT OF BEGINNING.  
AREA - 2,164 square feet.

PARCEL G

That portion of said Parcels 67 and 71 described as follows:

BEGINNING at the southwest corner of said Parcel 71;  
THENCE North 36° 58' 13" East, 44.41 feet;  
THENCE South 8° 01' 47" East, 32.53 feet;  
THENCE South 36° 58' 13" West, 48.00 feet;  
THENCE South 81° 58' 13" West, 32.53 feet;  
THENCE North 36° 58' 13" East, 49.59 feet to said POINT OF BEGINNING  
AREA - 1,633 square feet.

PARCEL H

That portion of said Parcel 67 described as follows:

BEGINNING at the southeast corner of said Parcel 67;  
THENCE South 89° 59' 46" West, 167.22 feet to the true POINT OF BEGINNING;  
THENCE North 41° 57' 56" West, 34.21 feet;  
THENCE North 84° 35' 24" West, 75.76 feet;  
THENCE South 54° 09' 51" West, 34.23 feet to a point on a non-tangent curve concave northeasterly having a radius of 550.00 feet and to which a radial line bears south 12° 15' 20" East;  
THENCE easterly 117.68 feet along said curve through a central angle of 12° 15' 34";  
THENCE North 89° 59' 46" East, 9.27 feet to said true POINT OF BEGINNING.

AREA - 2,618 square feet.

PARCEL I

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That portion of said Parcel 68 described as follows:

BEGINNING at the southwest corner of said Parcel 68;

THENCE North 89° 59' 46" East, 128.37 feet to the true POINT OF BEGINNING;

THENCE North 44° 59' 46" East, 32.53 feet;

THENCE North 89° 59' 46" East, 48.00 feet;

THENCE South 45° 00' 14" East, 32.53 feet;

THENCE South 89° 59' 46" West, 94.00 feet to said true POINT OF BEGINNING.

AREA - 1,633 square feet.

T. & S.S.L., a joint venture, By T & S Development, Inc., a California corporation, a joint venturer

Dated 4-9-86

By [Signature]  
MARK A. THOMPSON, President

By [Signature]  
JAY C. SELF, a joint venturer

By [Signature]  
V. SCOTT LOVELY, a joint venturer

By [Signature]  
JOAN R. LOVELY, a joint venturer

By [Signature]  
MARK A. THOMPSON, a joint venturer

DESCRIPTION APPROVAL  
By [Signature] 3/29/86  
Surveyor

CONSENT TO RECORDATION

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 January 25, 1983, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated 11/26/86

[Signature]  
Title Property Services Manager

0039X/m - 1770m/r

APPROVED AS TO  
[Signature]  
ASST. CITY ATTORNEY  
11/26/86

302609

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE }

On April 9 1986 before me, the undersigned, a Notary Public in and for said State, personally appeared Mark A. Thompson, Jay C. Self, V. Scott Lovely, and Joan R. Lovely. Known to me to be four of the joint venturers of the joint venture that executed the within instrument and acknowledged to me that they executed the same both individually and as joint venturers of said joint venture and that such joint venture also executed the same.

My Commission expires 10-5-86

WITNESS my hand and official seal.

Gail F. Riley



State of California }  
County of Riverside }

On April 9 1986 before me, the undersigned, a Notary Public in and for said State, personally appeared Mark A. Thompson, known to me to be the President, respectively of T. & S. Development, Inc., the corporation that executed the within instrument, said person being known to me to be the person who executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the joint venturers of T. & S., S. L. Et Al., the joint venture that executed the within instrument and acknowledged to me that such corporation executed the same both individually and as joint venturer of said joint venture and that such joint venture also executed the same.

My Commission expires 10-5-86

WITNESS my hand and official seal.

Gail F. Riley



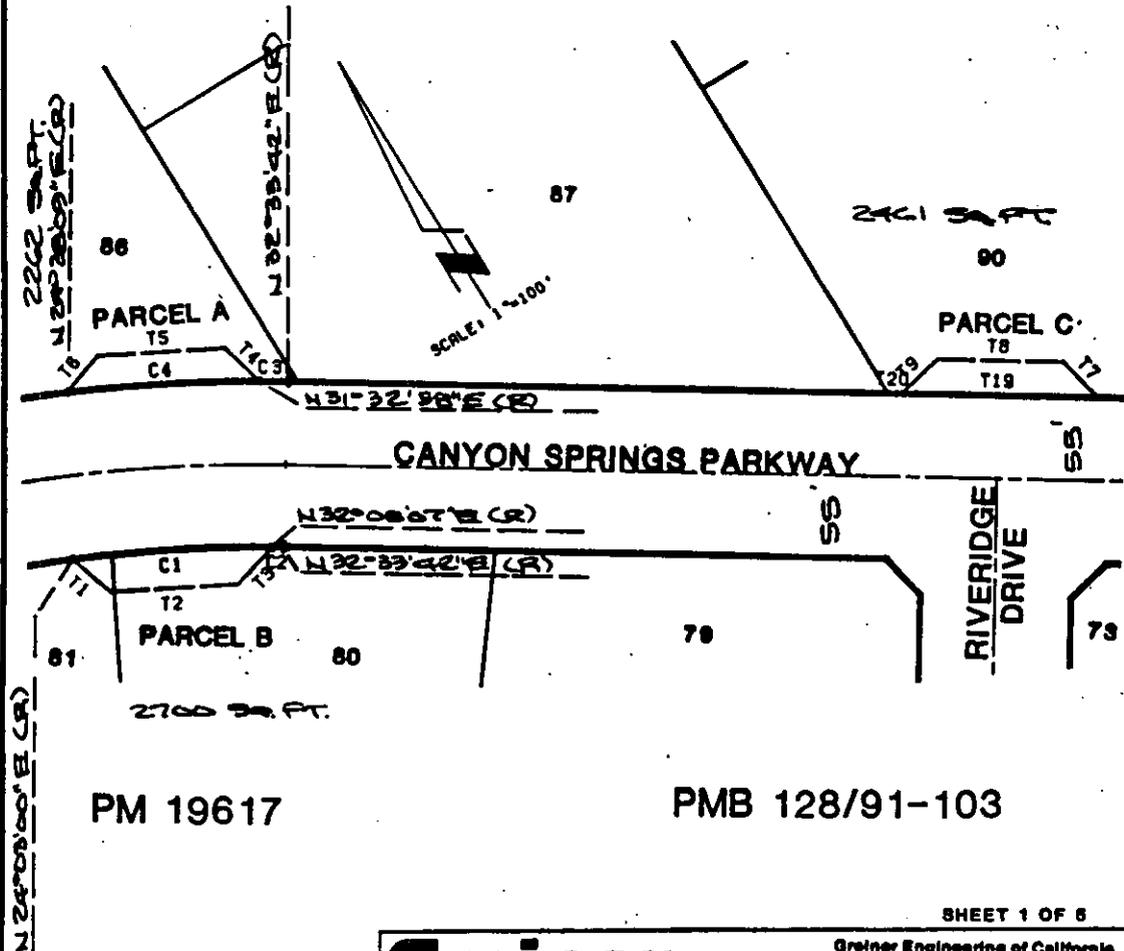
302609

NUMBERED COURSES

REF. NO.	BEARING	DISTANCE
T 1	N18°55'43"W	33.65
T 2	N61°54'27"W	84.00
T 3	N75° 6'50"E	33.65
T 4	N15°10'44"W	31.53
T 5	N61°54'27"W	84.00
T 6	N71°21'51"E	31.53
T 7	N12°26'18"W	32.53
T 8	N57°26'18"W	84.00
T 9	N77°33'42"E	32.53
T 19	N57°26'18"W	130.00
T 20	N57°26'18"W	9.49

CURVE DATA

CURVE NO.	RADIUS	DELTA	LENGTH	TAN
C 1	945.00	8° 5' 7"	133.35	66.79
C 2	945.00	0°25'35"	7.03	3.52
C 3	1055.00	1° 0'44"	18.64	9.32
C 4	1055.00	6°54'49"	127.30	63.73



SHEET 1 OF 6

**Greiner**

EXHIBIT B

Greiner Engineering of California  
 5225 Canyon Crest Drive  
 Bldg. 200, Suite 253  
 Riverside, California 92507  
 (714) 351-8328  
 (714) 788-7746

A Greiner Engineering, Inc. Company

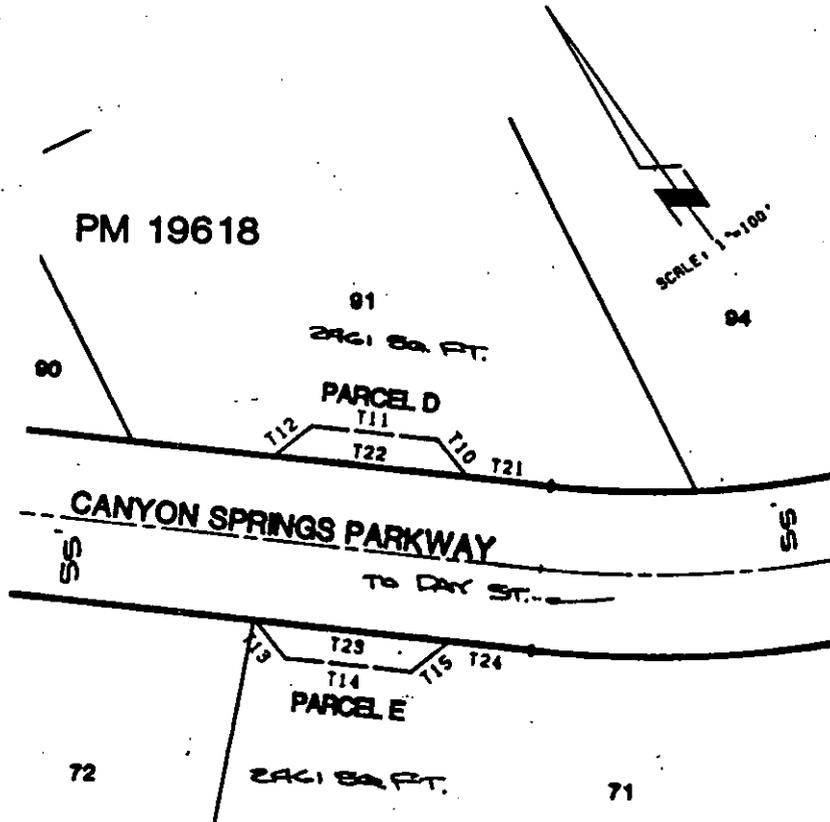
MARCH 1986

11669

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NUMBERED COURSES

REP. NO.	BEARING	DISTANCE
T 10	N12°26'18"W	32.53
T 11	N57°26'18"W	84.00
T 12	N77°33'42"E	32.53
T 13	N12°26'18"W	32.53
T 14	N57°26'18"W	84.00
T 15	N77°33'42"E	32.53
T 21	N57°26'18"W	55.02
T 22	N57°26'18"W	130.00
T 23	N57°26'18"W	130.00
T 24	N57°26'18"W	55.02



PM 19618

91  
2961 SQ. FT.

PARCEL D

CANYON SPRINGS PARKWAY

PARCEL E

2961 SQ. FT.

PMB 128/91-103

SHEET 2 OF 8

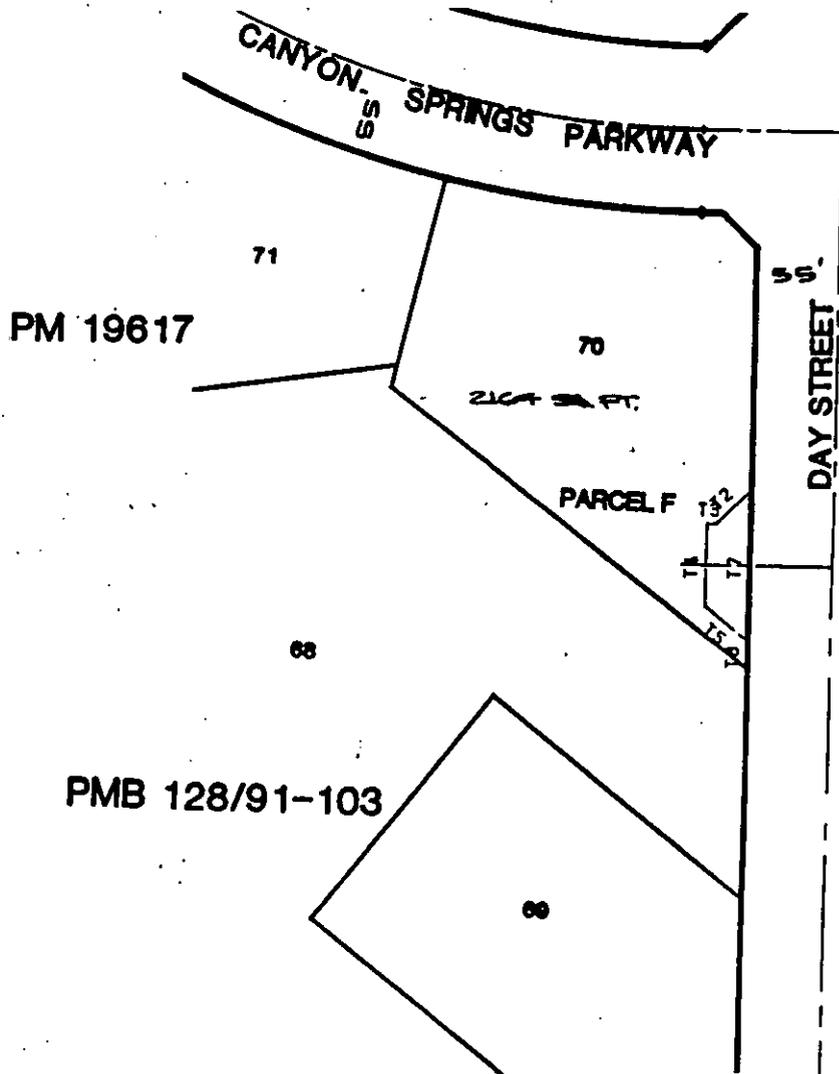
**Greiner**

Greiner Engineering of California  
5225 Canyon Crest Drive  
Bldg. 200, Suite 253  
Riverside, California 92507  
(714) 381-8328  
(714) 788-7248

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NUMBERED COURSES

REF. NO.	BEARING	DISTANCE
T 2	N44°59'46"E	32.53
T 3	N89°59'46"E	6.00
T 4	N 0° 0'14"W	54.00
T 5	N51°35' 9"W	37.01
T 7	N 0° 0'14"W	100.00
T 8	N 0° 0'14"W	17.93



SHEET 3 OF 8

# Greiner

EXHIBIT B

Greiner Engineering of California  
 5225 Canyon Crest Drive  
 Bldg 200, Suite 253  
 Riverside, California 92507  
 (714) 351-6328  
 (714) 788-7748

A Greiner Engineering, Inc. Company

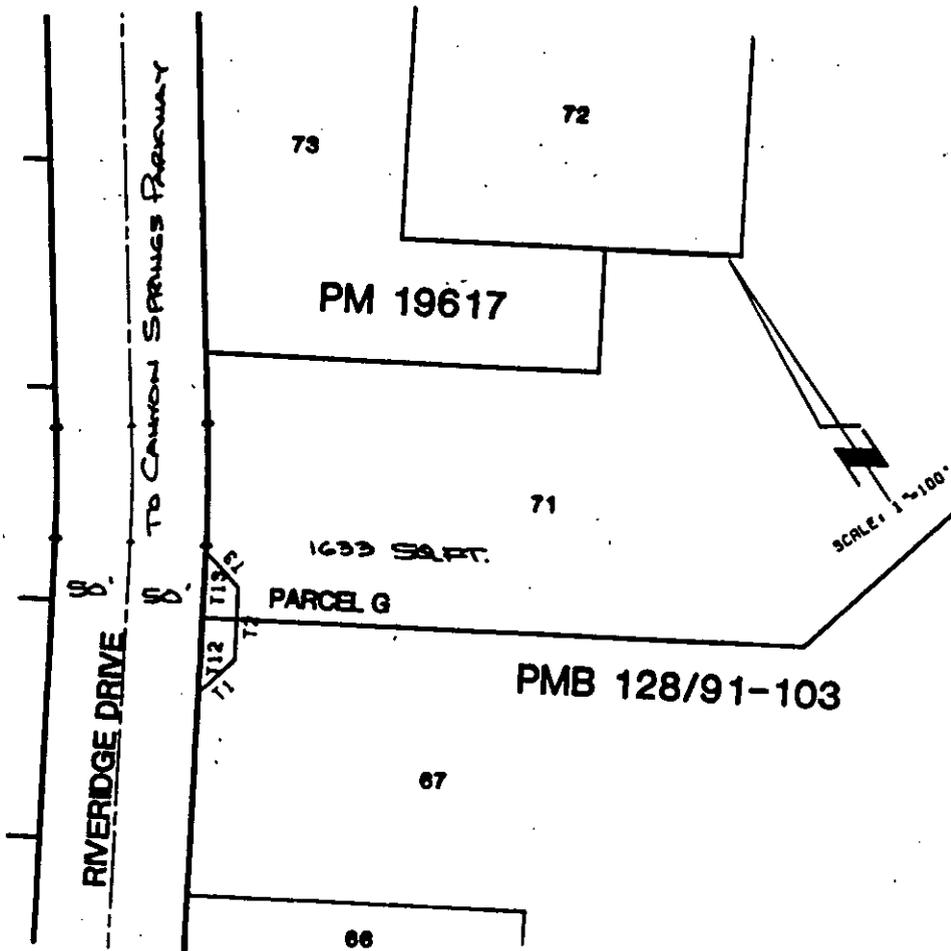
MARCH 1988

11669

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NUMBERED COURSES

REF. NO.	BEARING	DISTANCE
T 1	N81°58'13"E	32.53
T 2	N36°58'13"E	48.00
T 3	N 8° 1'47"W	32.53
T 12	N36°58'13"E	49.59
T 13	N36°58'13"E	44.41



SHEET 4 OF 6

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 8226 Canyon Crest Drive  
 Bldg. 200, Suite 253  
 Riverside, California 92507  
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A Greiner Engineering, Inc. Company

MARCH 1988

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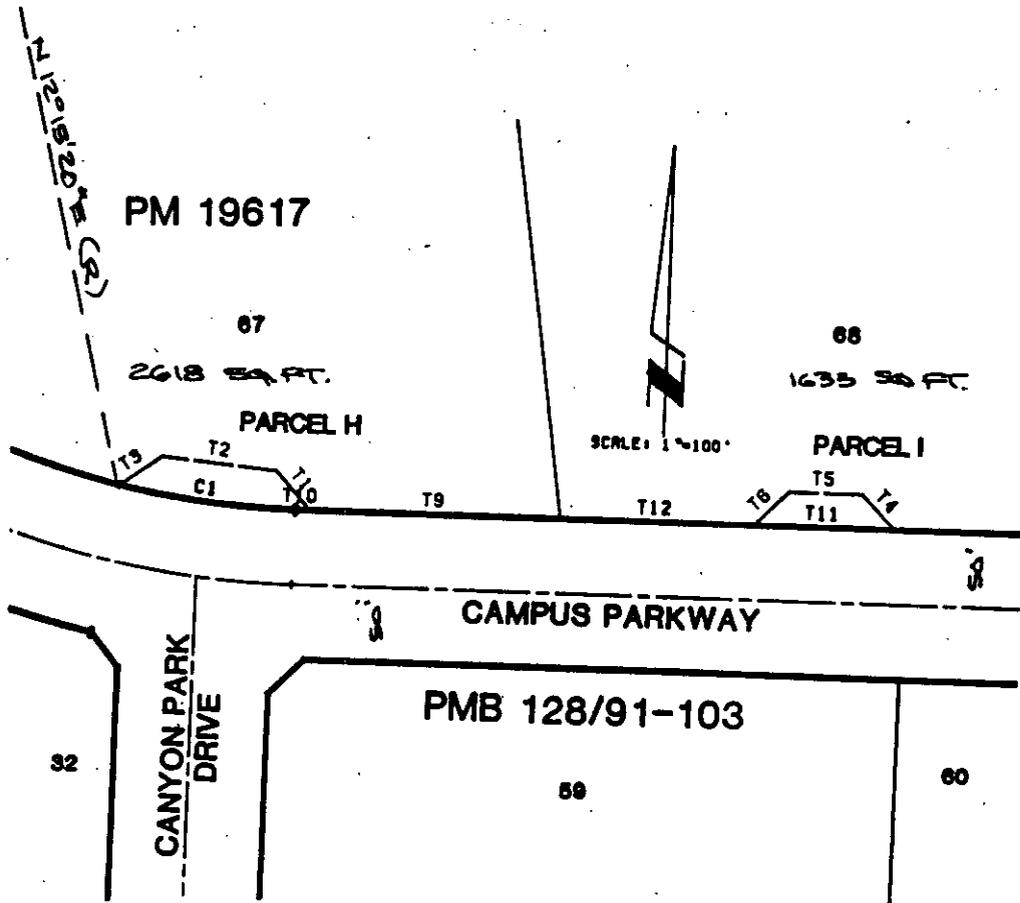
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NUMBERED COURSES

REF. NO.	BEARING	DISTANCE
T 1	N41°57'56"W	34.21
T 2	N84°35'24"W	75.76
T 3	N54° 9'51"E	34.23
T 4	N45° 0'14"W	32.53
T 5	N89°59'46"E	48.00
T 6	N44°59'46"E	32.53
T 9	N89°59'46"E	167.22
T 10	N89°59'46"E	9.27
T 11	N89°59'46"E	94.00
T 12	N89°59'46"E	128.37

CURVE DATA

CURVE NO.	RADIUS	DELTA	LENGTH	TAN
C 1	550.00	12°15'34"	117.68	59.07



SHEET 6 OF 6

# Greiner

EXHIBIT B

Greiner Engineering of California  
 5225 Canyon Crest Drive  
 Bldg. 200, Suite 263  
 Riverside, California 92507  
 (714) 361-8328  
 (714) 788-7748

A Greiner Engineering, Inc. Company

MARCH 1986

116609