

302611

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
Min. Past 2 o'clock P.M.

NOV 26 1985
Recorded in Official Records
of Riverside County, California
William E. Stoney
RECORDER
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: PM-19617
R/W for Driveways
Day St., Gateway Dr. and Valley Springs Pkwy

11 070

GRANT OF EASEMENT

MORENO INDUSTRIAL DEVELOPMENT, a California limited partnership 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 11, 14, 15, 17, 25, 26, 40, 41, 51, 52 and 53 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 17 described as follows:

BEGINNING at the southeast corner of said Parcel 17, said corner being in a curve concave westerly having a radius of 2945.00 feet and to which a radial line bears North 89° 28' 23" East;

THENCE Northerly 88.56 feet along said curve through a central angle of 1° 43' 23" to the true POINT OF BEGINNING;

THENCE North 54° 16' 06" West, 37.37 feet;

THENCE North 3° 22' 36" West, 68.67 feet;

302611

THENCE North 47° 30' 53" East, 37.37 feet to the beginning of a non-tangent curve concave westerly, having a radius of 2945.00 feet and to which a radial line bears North 85° 29' 48" East;

THENCE South 115.82 feet along said curve through a central angle of 2° 15' 12" to said true POINT OF BEGINNING.

Containing 2,718 square feet.

PARCEL B

That portion of said Parcels 40 and 41 described as follows:

BEGINNING at the southwest corner of said Parcel 41 said corner beginning on a curve concave westerly having a radius of 3055.00 feet and to which a radial line bears South 89° 50' 09" East;

THENCE Northerly 128.72 feet along said curve through a central angle of 2° 24' 51" to the true POINT OF BEGINNING;

THENCE North 42° 11' 12" East, 32.21 feet;

THENCE North 3° 22' 36" West, 75.04 feet;

THENCE North 48° 56' 24" West, 32.21 feet to the beginning of a non-tangent curve concave westerly having a radius of 3055.00 feet and to which a radial line bears North 85° 29' 48" East;

THENCE Southerly 120.15 feet along said curve through a central angle of 2° 15' 12" to said true POINT OF BEGINNING.

Containing 2,198 square feet.

PARCEL C

That portion of said Parcels 14 and 15 described as follows:

BEGINNING at the southeast corner of said Parcel 15, said corner being on a curve concave westerly having a radius of 2945.00 feet, and to which a radial line bears North 81° 21' 53" East;

THENCE Northerly 223.51 feet along said curve through a central angle of 4° 20' 55" to the true POINT OF BEGINNING;

THENCE North 65° 03' 41" West, 37.41 feet;

THENCE North 14° 15' 48" West, 84.23 feet;

THENCE North 36° 32' 06" East, 37.41 feet to a non-tangent curve concave westerly having a radius of 2945.00 feet;

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THENCE Southerly 131.52 feet along said curve through a central angle of $2^{\circ} 33' 32''$ to said true POINT OF BEGINNING.

Containing 3,193 square feet.

PARCEL D

That portion of said Parcels 25 and 26 described as follows:

BEGINNING at the Southwest corner of said Parcel 26, said corner being on a curve westerly having a radius of 3055.00 feet and to which a radial line bears North $72^{\circ} 02' 00''$ East;

THENCE Northerly 153.85 feet along said curve through a central angle of $2^{\circ} 53' 08''$ to the true POINT OF BEGINNING;

THENCE North $23^{\circ} 31' 38''$ East, 32.17 feet;

THENCE North $22^{\circ} 05' 36''$ West, 87.35 feet;

THENCE North $67^{\circ} 42' 50''$ West 32.17 feet to a non-tangent curve concave westerly having a radius of 3055.00 feet, and to which a radial line bears North $66^{\circ} 39' 56''$ East;

THENCE Southerly 132.36 feet along said curve through a central angle of $2^{\circ} 28' 57''$ to said true POINT OF BEGINNING.

Containing 2,464 square feet.

PARCEL E

That portion of said Parcel 11 described as follows:

BEGINNING at a point on the east line of said Parcel 11, said point being North $25^{\circ} 52' 57''$ West, 86.17 feet from the southeast corner of said parcel;

THENCE North $70^{\circ} 52' 57''$ West, 32.53 feet;

THENCE North $25^{\circ} 52' 57''$ West, 84.00 feet;

THENCE North $19^{\circ} 07' 03''$ East, 32.53 feet;

THENCE South $25^{\circ} 52' 57''$ East, 130.00 feet to said POINT OF BEGINNING.

Containing 2,461 square feet.

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PARCEL F

That portion of said Parcel 52 described as follows:

BEGINNING at a point on the north line of said Parcel 54, said point being South 89° 59' 46" West, 81.52 feet from the northeast corner of said parcel;

THENCE South 44° 59' 46" West, 32.53 feet;

THENCE South 89° 59' 46" West, 62.00 feet;

THENCE North 45° 00' 14" West, 32.53 feet to said north line;

THENCE North 89° 59' 46" East, 108.00 feet along said north line to the POINT OF BEGINNING.

Containing 0.045 acres.

PARCEL G

That portion of said Parcels 51 and 53 described as follows:

BEGINNING at a point on the east line of said Parcel 51, said point being North 0° 00' 14" West, 296.77 feet from the southeast corner of said parcel;

THENCE North 45° 00' 14" West, 32.53 feet;

THENCE North 0° 00' 14" West, 62.00 feet;

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

THENCE South 0° 00' 14" East, 108.00 feet to said POINT OF BEGINNING.

Containing 0.045 acres.

DESCRIPTION APPROVAL
George H. Hutchinson 4/17/86
Surveyor

302611

Dated 4-29-86

MORENO INDUSTRIAL DEVELOPMENT, a California limited partnership

By T & S Development, Inc., a California corporation, Managing General Partner

By [Signature]
Mark A. Thompson, President

MORENO INDUSTRIAL DEVELOPMENT CORPORATION, a California corporation, General Partner

T & S Development, Inc., a California corporation, as Attorney in Fact

By [Signature]
Mark A. Thompson, President

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 - 2533m/c

APPROVED AS TO FORM
[Signature]

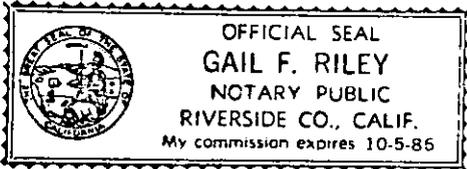
302611

STATE OF CALIFORNIA } SS.
COUNTY OF RIVERSIDE }

On April 29, 1986, before me, the undersigned, a Notary Public in and for said State, personally appeared Mark A. Thompson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the President, and known to me to be the persons who executed the within instrument on behalf of said T & S Development, Inc., the corporation that executed and whose name is subscribed to the within instrument as the attorney-in-fact of Moreno Industrial Development Corporation, one of the partners of the partnership that executed the within instrument, and acknowledged to me that they subscribed the name of T & S Development, Inc., as attorney-in-fact for said Moreno Industrial Development Corporation, and that said T & S Development, Inc. executed the same as such attorney-in-fact and further acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.

Signature Gail F. Riley

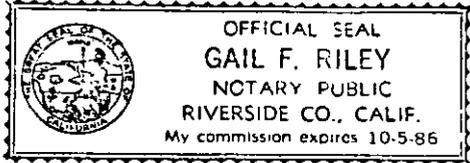


STATE OF CALIFORNIA } SS.
COUNTY OF RIVERSIDE }

On April 29, 1986, before me, the undersigned, a Notary Public in and for said State, personally appeared Mark A. Thompson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as President on behalf of T & S Development, Inc., the corporation therein named and acknowledged to me that said corporation executed the within instrument pursuant to its bylaws or a resolution of its board of directors, said corporation being known to me to be the managing general partner of Moreno Industrial Development, the limited partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

WITNESS my hand and official seal.

Signature Gail F. Riley



302611

NUMBERED COURSES

REF. NO.	BEARING	DISTANCE
T 1	N47°30'53"E	37.37
T 2	N 3°22'36"W	68.67
T 3	N54°16' 6"W	37.37
T 4	N42°11'12"E	32.21
T 5	N 3°22'36"W	75.04
T 6	N48°56'24"W	32.21
T 7	N36°32' 5"E	37.41
T 8	N14°15'48"W	84.22
T 9	N65° 3'41"W	37.41

PM 19617

3193 SQ. FT.

PARCEL C

N11°00'55"E (R)

PMB 128/91-103

CURVE DATA

CURVE NO.	RADIUS	DELTA	LENGTH	TAN
C 1	2945.00	2°15'12"	115.82	57.92
C 2	2945.00	1°43'23"	88.56	44.28
C 3	3055.00	2°24'51"	128.72	64.37
C 4	3055.00	2°15'12"	120.15	60.08
C 5	2945.00	2°33'32"	131.52	65.77
C 6	2945.00	4°20'55"	223.51	111.81

N81°21'52"E (R)

16

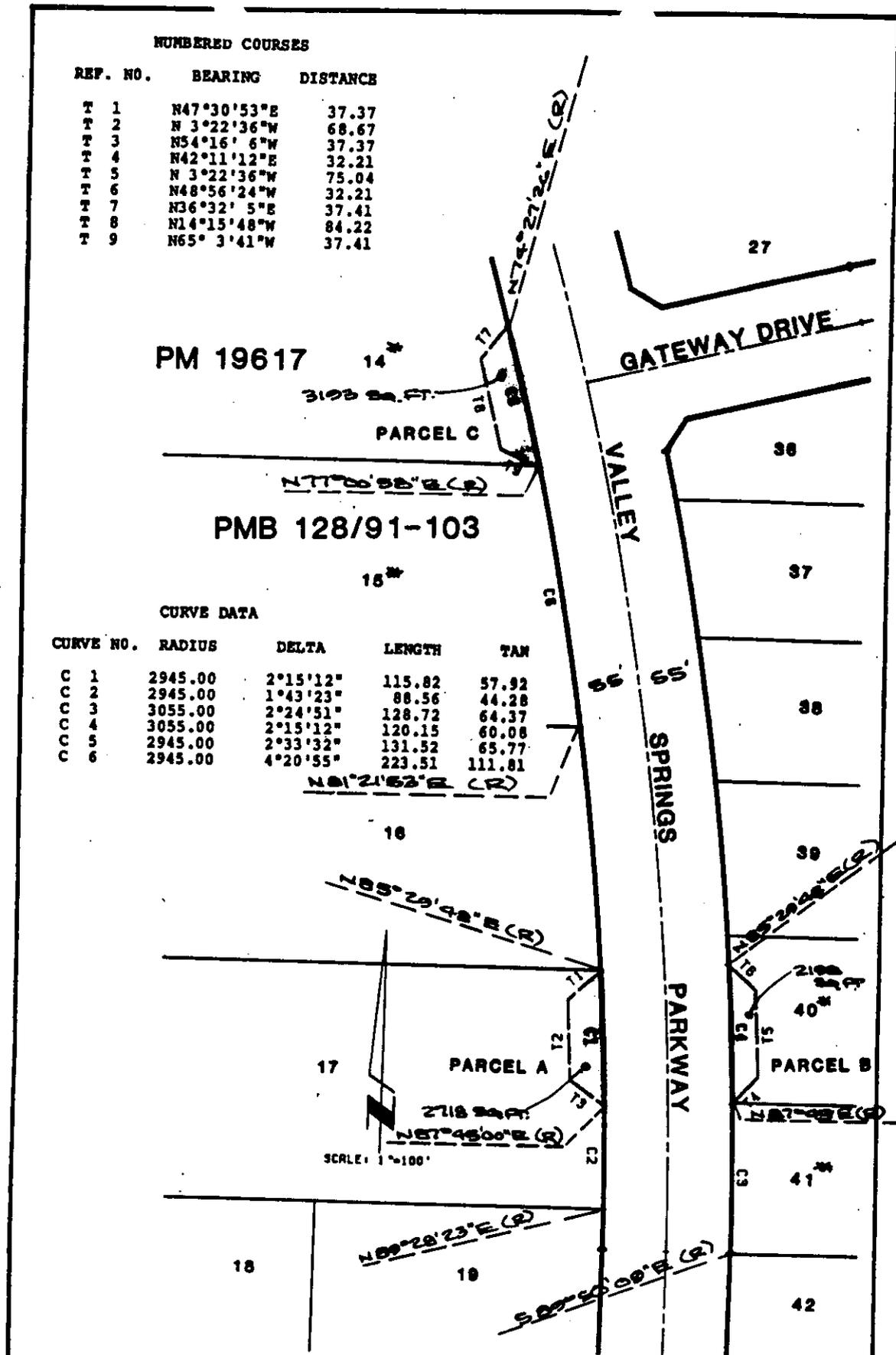
N85°29'48"E (R)

2718 SQ. FT.
N67°45'00"E (R)

SCALE: 1"=100'

N89°28'23"E (R)

S89°50'00"E (R)



SHEET 1 OF 2

Greiner

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

MARCH 1988

A Greiner Engineering, Inc. Company

302611

NUMBERED COURSES

REF. NO.	BEARING	DISTANCE
T 10	N23°31'38"E	32.17
T 11	N22° 5'36"W	87.35
T 12	N67°42'50"W	32.17
T 13	N19° 7' 3"E	32.53
T 14	N25°52'57"W	84.00
T 15	N70°52'57"W	32.53
T 16	N25°52'57"W	51.91
T 17	N25°52'57"W	130.00
T 18	N25°52'57"W	86.17

PM 19617

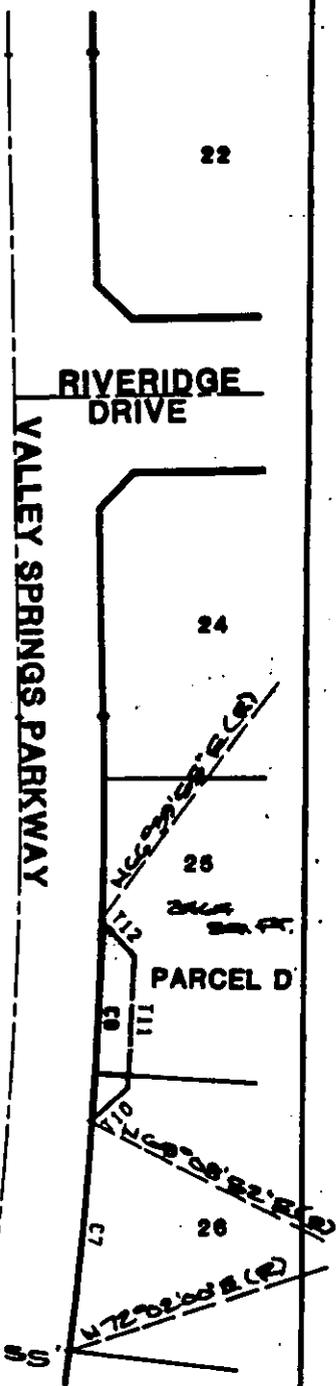
PARCEL E

PMB 128/91-103

SCALE: 1"=100'

CURVE DATA

CURVE NO.	RADIUS	DELTA	LENGTH	TAN
C 7	3055.00	2°53' 8"	153.85	76.94
C 8	3055.00	2°28'57"	132.36	66.19



SHEET 2 OF 3

Greiner

Greiner Engineering of California
 5225 Canyon Crest Drive
 Bldg 200, Suite 253
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MARCH 1986

A Greiner Engineering, Inc. Company

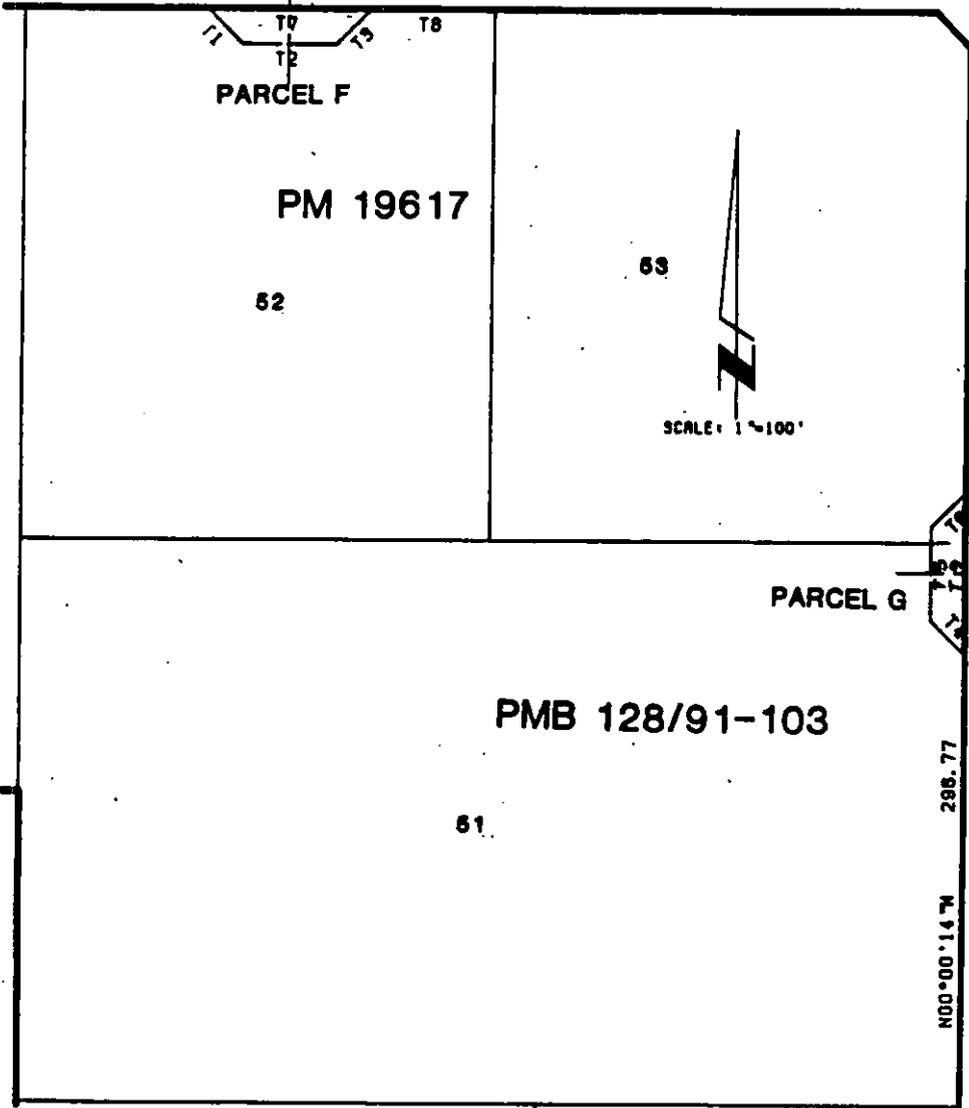
302611

NUMBERED JRSES

REF. NO.	BEARING	DISTANCE
T 1	N45° 0'14"W	32.53
T 2	N89°59'46"E	62.00
T 3	N44°59'46"E	32.53
T 4	N45° 0'14"W	32.53
T 5	N 0° 0'14"W	62.00
T 6	N44°59'46"E	32.53
T 7	N89°59'46"E	108.00
T 8	N89°59'46"E	81.52
T 9	N 0° 0'14"W	108.00



GATEWAY DRIVE



DAY STREET

SHEET 3 OF 3

Greiner

Greiner Engineering of California
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 Bldg. 200, Suite 253
 Riverside, California 92507
 (714) 351-8328
 (714) 788-7748

APRIL 1988

A Greiner Engineering, Inc. Company