

316816

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 M

NOV - 3 1987  
Recorded in Official Records  
of Riverside County, California  
William E. Stoney  
RECORDER  
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: R-103-856  
Storm Drain Easement

11000

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SUMMIT POINTE ASSOCIATES, a California general partnership as Grantor, grants to the CITY OF RIVERSIDE, a municipal corporation, as Grantee, its successors and assigns, an 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:

Parcel 1

A 10.00 foot wide strip of land over a portion of the east half of Section 7, Township 3 South, Range 4 West, S.B.M., the centerline of said strip being described as follows:

COMMENCING at the northeast corner of said Section 7;

THENCE South 89° 31' 24" West, along the north line of said Section 7 1316.60 feet;

THENCE South 00° 28' 38" East, 379.93 feet to the end of an existing 54" storm drain pipe, said point being the TRUE POINT OF BEGINNING;

THENCE South 53° 51' 32" East, 111.38 feet to the point hereinafter referred to as Point "B";

THENCE continuing South 53° 51' 32" East, 29.62 feet to the point hereinafter referred to as Point "C";

316816

THENCE continuing South  $53^{\circ} 51' 32''$  East, 202.62 feet;

THENCE South  $61^{\circ} 30' 34''$  East, 186.97 feet to the point hereinafter referred to as Point "D"; said point being the beginning of a non-tangent curve, concave southwesterly, having a radius of 50.00 feet a radial line to said point bears North  $30^{\circ} 28' 56''$  East;

THENCE southeasterly along said curve through a central angle of  $84^{\circ} 18' 42''$ , an arc length of 73.58 feet to the beginning of a tangent curve concave easterly, having a radius of 505.00 feet;

THENCE southerly along said curve through a central angle of  $42^{\circ} 34' 16''$ , an arc length of 375.22 feet to the point hereinafter referred to as a Point "E";

THENCE South  $17^{\circ} 46' 34''$  East, 300.00 feet to the beginning of a tangent curve concave northeasterly, having a radius of 405.00 feet;

THENCE southeasterly along said curve through a central angle of  $14^{\circ} 03' 11''$ , an arc length of 99.34 feet;

THENCE South  $31^{\circ} 49' 46''$  East, 224.44 feet to the beginning of a tangent curve concave westerly, having a radius of 395.00 feet;

THENCE southerly along said curve through a central angle of  $15^{\circ} 19' 46''$ , an arc length of 105.68 feet;

THENCE South  $16^{\circ} 30' 00''$  East, 284.97 feet to the point hereinafter referred to as Point "F";

THENCE continuing South  $16^{\circ} 30' 00''$  East, 249.24 feet to the beginning of a tangent curve concave westerly, having a radius of 295.00 feet;

THENCE southerly along said curve through a central angle of  $59^{\circ} 45' 00''$ , an arc length of 307.64 feet;

THENCE South  $43^{\circ} 15' 00''$  West, 61.26 feet to the point hereinafter referred to as Point "G"; said point being the beginning of a tangent curve concave easterly, having a radius of 50.00 feet;

THENCE southerly along said curve through a central angle of  $91^{\circ} 21' 30''$ , an arc length of 79.73 feet to the beginning of a tangent curve concave northeasterly, having a radius of 625.78 feet;

THENCE easterly along said curve through a central angle of  $20^{\circ} 21' 42''$ , an arc length of 222.39 feet;

THENCE South  $68^{\circ} 28' 13''$  East, 285.94 feet to the beginning of a tangent curve concave northerly, having a radius of 150.00 feet;

THENCE easterly along said curve through a central angle of  $08^{\circ} 09' 22''$ , an arc length of 21.35 feet;

THENCE South  $76^{\circ} 37' 35''$  East, 25.99 feet to a point 30.90 feet north and 47.71 feet west of the centerline intersection of Cannon Road and Wood Road, as shown by map of Tract 21403-3 recorded in Book 170 of Maps at Pages 23 through 27, records of Riverside County, California, said point being the end of the herein described line.

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Parcel 2

A 10.00 foot wide strip of land, the centerline of which is described as follows:

COMMENCING at the northeast corner of said Section 7;

THENCE South 89° 31' 24" West along the north line of said Section, 1294.30 feet;

THENCE South 0° 28' 38" East, 156.74 feet to the TRUE POINT OF BEGINNING;

THENCE North 89° 31' 30" West, 14.00 feet to a point on a non tangent curve concave easterly, having a radius of 150.00 feet, to which point a radial line bears North 23° 19' 19" West;

THENCE southerly along said curve through a central angle of 44° 53' 17", an arc length of 117.52 feet to the beginning of a tangent curve concave westerly, having a radius of 1630.00 feet;

THENCE southerly along said curve through a central angle of 01° 21' 16" an arc length of 38.52 feet, to the point hereinafter referred to as Point "H";

THENCE South 36° 00' 00" West 55.99 feet to an existing 54" storm drain pipe, being the end of the herein described line.

Parcel 3

A 10.00 foot wide strip of land the centerline of which is described as follows:

BEGINNING at the point herein previously described as Point "H";

THENCE North 63° 04' 03" East, 16.00 feet;

THENCE North 08° 52' 46" East, 14.00 feet to the end of the herein described line.

Parcel 4

COMMENCING at the point herein previously described as Point "B";

THENCE South 56° 16' 30" West, 5.33 feet to a point on the southwesterly line of the 10.00 foot wide parcel herein previously described as Parcel 1, said point being the true POINT OF BEGINNING;

THENCE South 53° 51' 32" East, along said southeasterly line, 81.83 feet;

THENCE South 81° 06' 18" West, 26.71 feet;

THENCE South 45° 10' 19" West, 172.07 feet;

THENCE North 44° 49' 41" West, 14.00 feet;

316816

THENCE North 45° 10' 19" East, 10.00 feet;

THENCE South 44° 49' 41" East, 4.00 feet;

THENCE North 44° 10' 19" East, 112.07 feet;

THENCE North 15° 47' 27" East, 44.16 feet;

THENCE North 13° 35' 27" West, 39.16 feet to said true POINT OF BEGINNING.

Parcel 5

A 10.00 foot wide strip of land the centerline of which is described as follows:

BEGINNING at the point herein previously described as Point "B";

THENCE South 13° 35' 27" East, 40.99 feet to the beginning of a tangent curve concave westerly, having a radius of 50.00 feet;

THENCE southwesterly along said curve through a central angle of 58° 45' 47", an arc length of 51.28 feet;

THENCE South 45° 10' 19" West, 122.07 feet to the end of the herein described line.

Parcel 6

A 10.00 foot wide strip of land the centerline of which is described as follows:

BEGINNING at the point herein previously described as Point "C";

THENCE South 13° 35' 27" East, 40.00 feet to the end of the herein described line.

Parcel 7

A 15.00 foot wide strip of land the centerline of which is described as follows:

BEGINNING at the point herein previously described as Point "D";

THENCE South 59° 31' 04" East, 74.27 feet to the end of the herein described line.

Parcel 8

A 10.00 foot wide strip of land the centerline of which is described as follows:

BEGINNING at the point herein previously described as Point "E";

THENCE South 65° 38' 17" East, 30.33 feet;

316816

THENCE South 17° 46' 34" East, 8.50 feet to the end of this centerline description.

Parcel 9

A 10.00 foot wide strip of land the centerline of which is described as follows:

BEGINNING at said Point "E";

THENCE South 08° 09' 20" West 29.29 feet;

THENCE South 17° 46' 34" East, 10.00 feet to the end of this centerline description.

Parcel 10

A 10.00 foot wide strip of land the centerline of which is described as follows:

BEGINNING at the point herein previously described as Point "F";

THENCE South 61° 30' 00" East, 35.36 feet;

THENCE South 16° 30' 00" East, 8.50 feet to the end of this centerline description.

Parcel 11

A 10.00 foot wide strip of land the centerline of which is described as follows:

BEGINNING at said Point "F";

THENCE South 07° 15' 12" West, 29.15 feet;

THENCE South 16° 30' 00" East, 8.50 feet to the end of this centerline description.

Parcel 12

A 10.00 foot wide strip of land the centerline of which is described as follows:

BEGINNING at the point herein previously described as Point "G";

THENCE South 43° 15' 00" West, 82.08 feet;

THENCE North 46° 45' 00" East, 8.50 feet to the end of the herein described line.

Parcel 13

A 10.00 foot wide strip of land the centerline of which is described as follows:

COMMENCING at the point herein previously described as Point "G";

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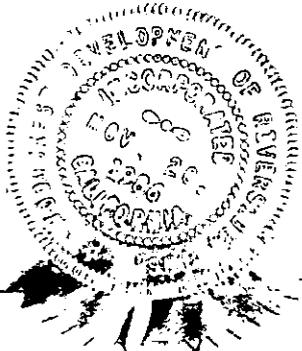
THENCE South 02° 54' 58" East, 72.14 feet to the true POINT OF BEGINNING;

THENCE North 78° 20' 03" East, 27.90 feet;

THENCE South 49° 04' 57" East, 3.50 feet to the end of the herein described line.

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 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.

DESCRIPTION APPROVAL 10/15/87  
George P. Hutchison by —  
SURVEYOR, CITY OF RIVERSIDE



Dated 10.15.87

SUMMIT POINTE ASSOCIATES, a California general partnership  
By: WOODCREST DEVELOPMENT OF RIVERSIDE, INC., a general partner

APPROVED AS TO FORM  
Robert A. Laws 10/20  
ASST. CITY ATTORNEY

James R. Moore  
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 recordation thereof by its duly authorized officer.

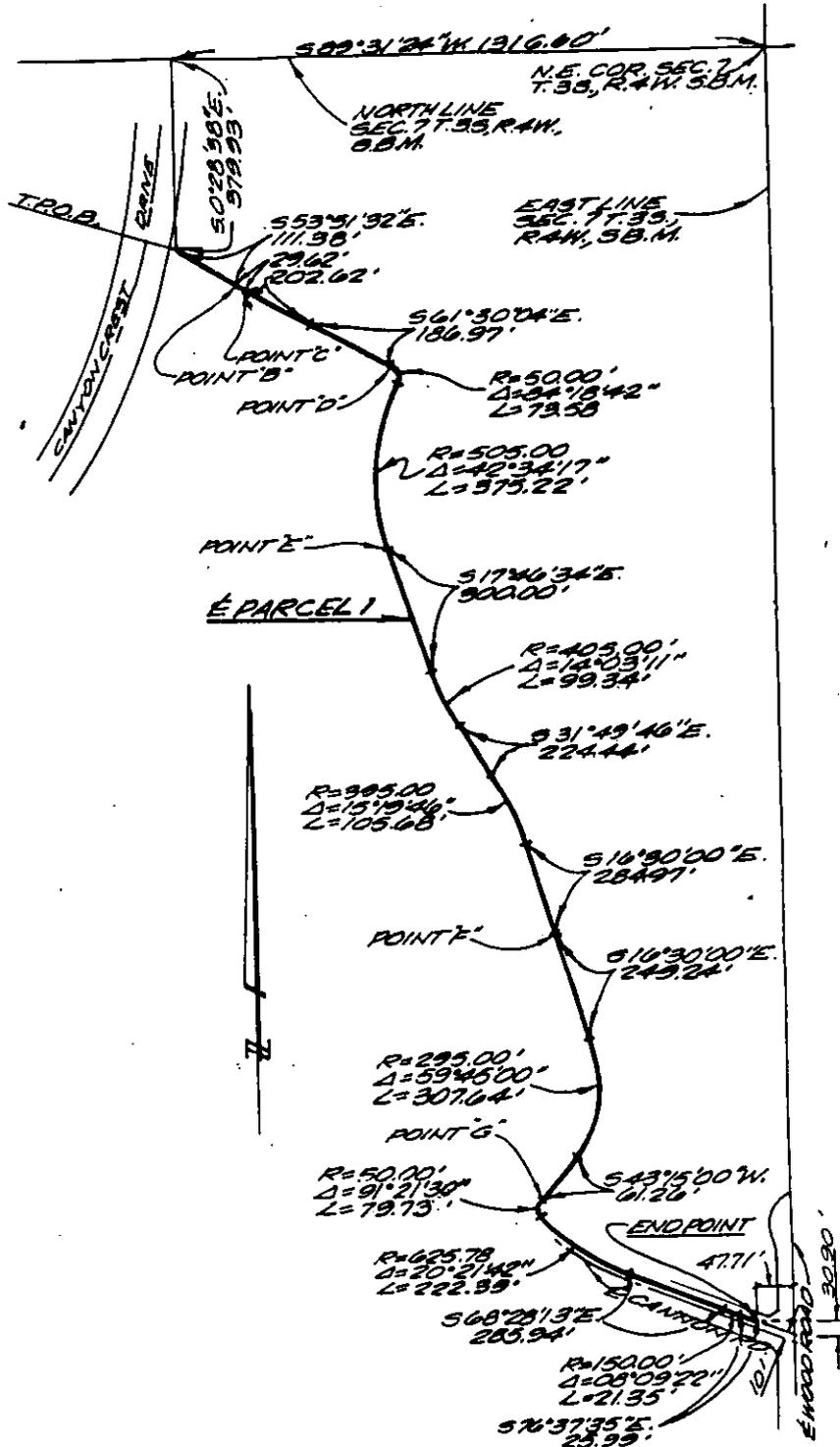
Dated 11/3/87

[Signature]  
Title Property Service Manager

311.1/m - SURVEY.190

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• 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 8

11/25-2

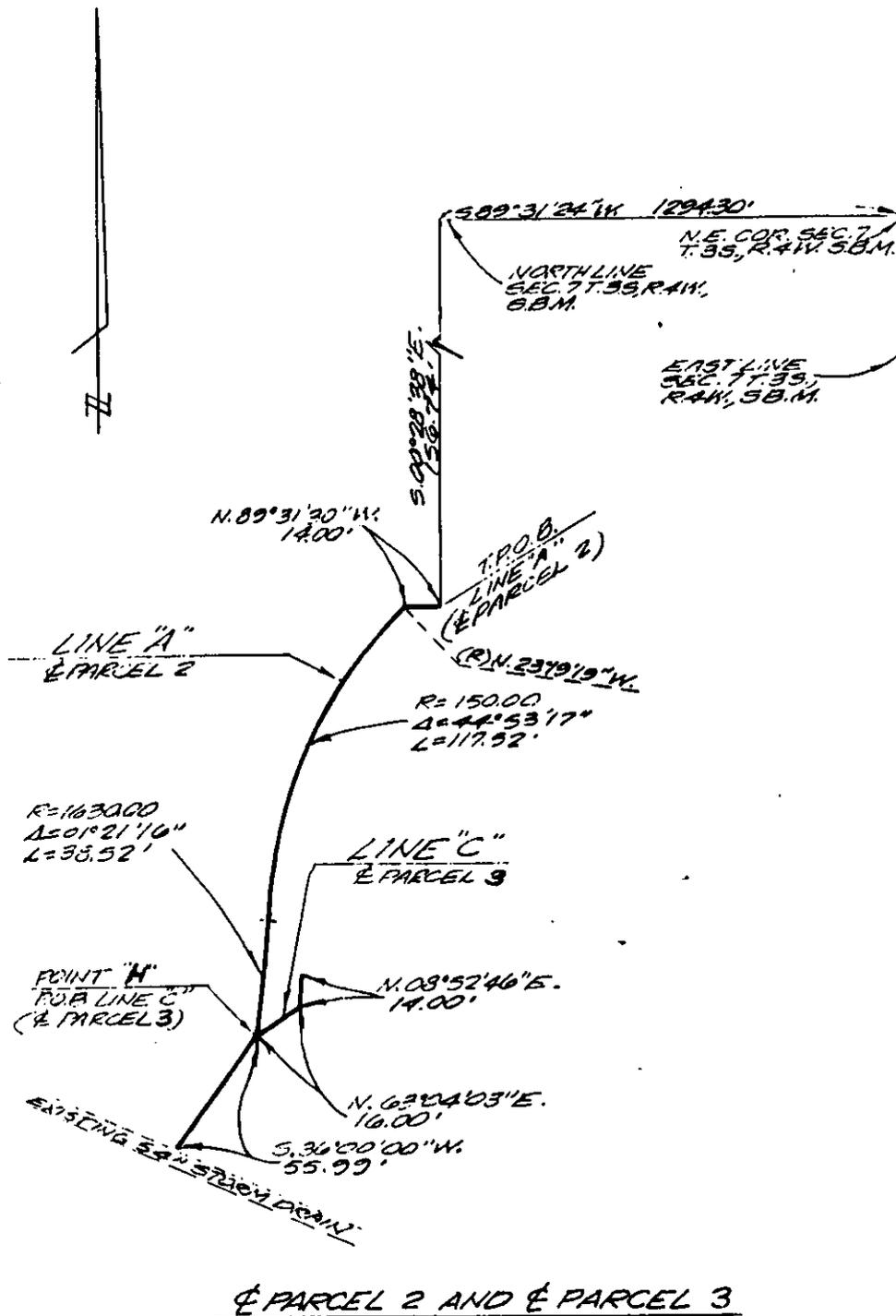
SCALE: 1" = NTS

DRAWN BY — DATE 10/15/87

SUBJECT R-103-856

11999

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SHEET 2 OF 8

11/25

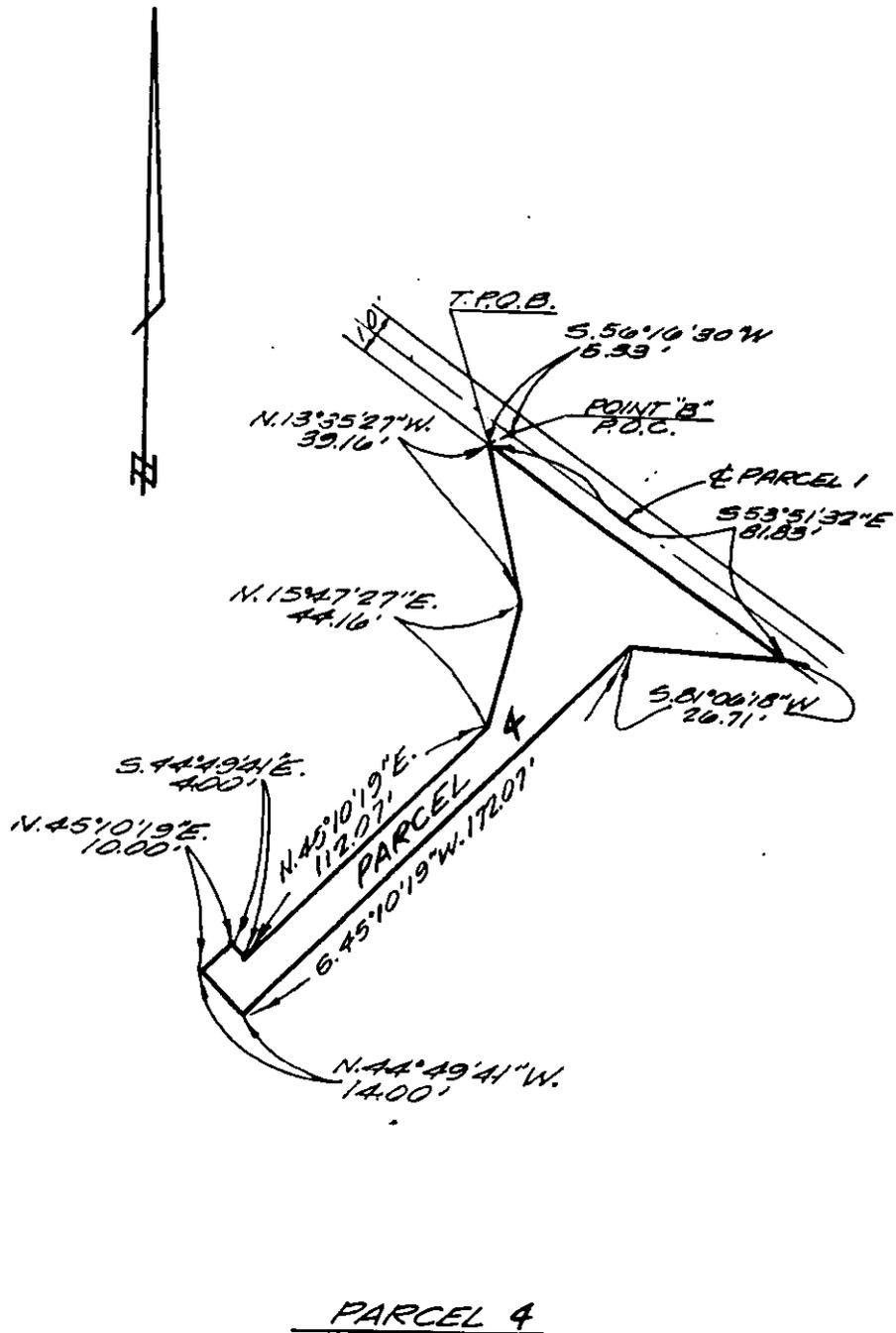
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SUBJECT R-103-856

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• CITY OF RIVERSIDE, CALIFORNIA •

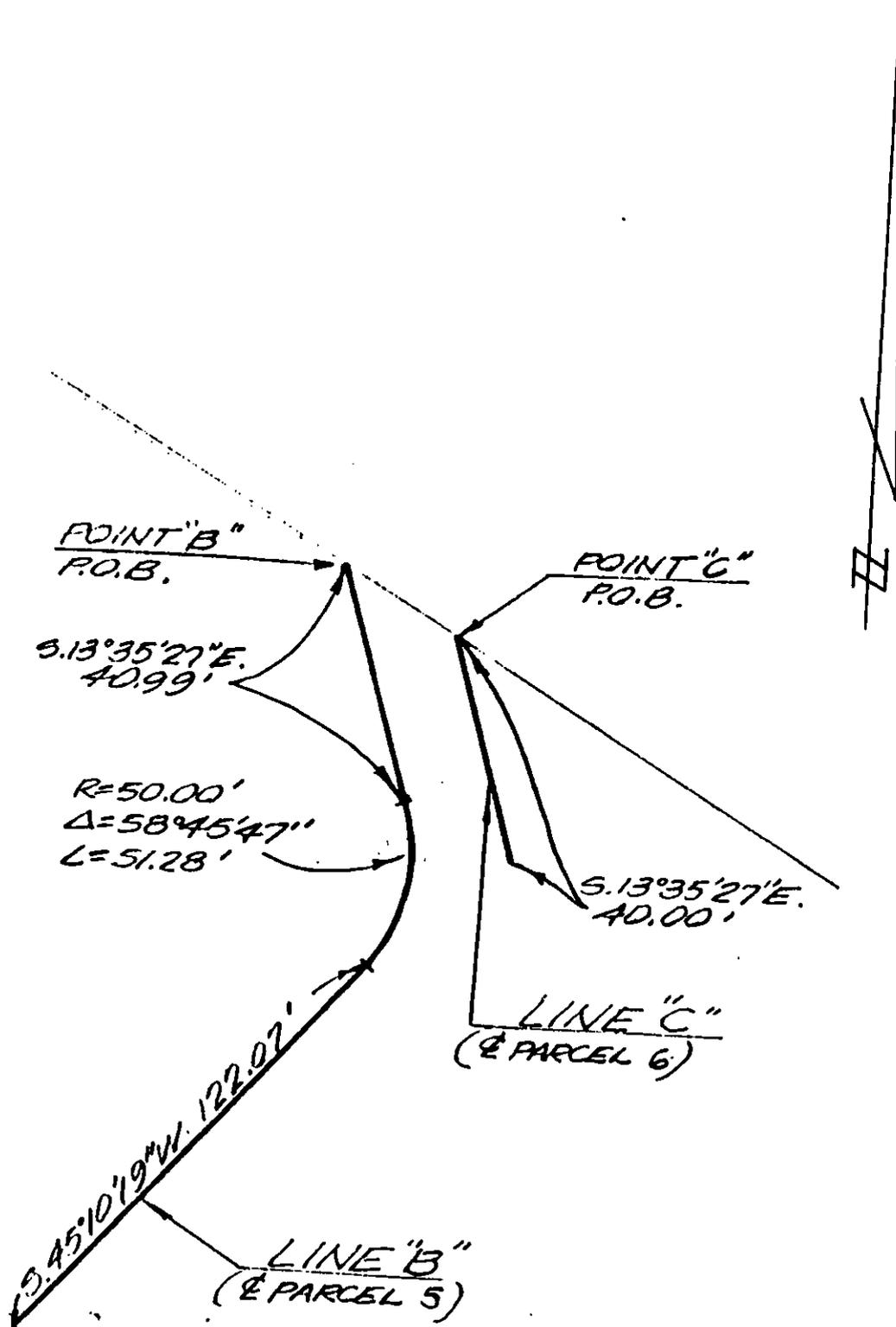
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SHEET 3 OF 8

11/25

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SHEET 4 OF 8

11/25

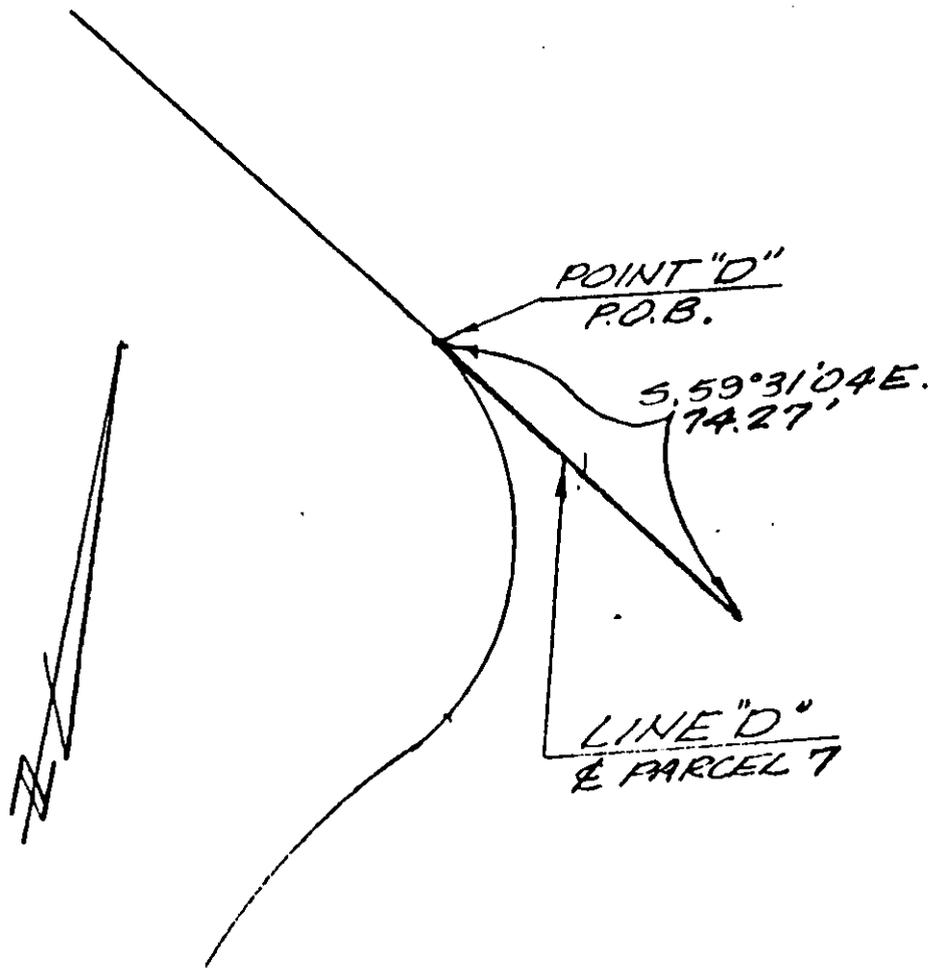
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SHEET 5 OF 8

11/25

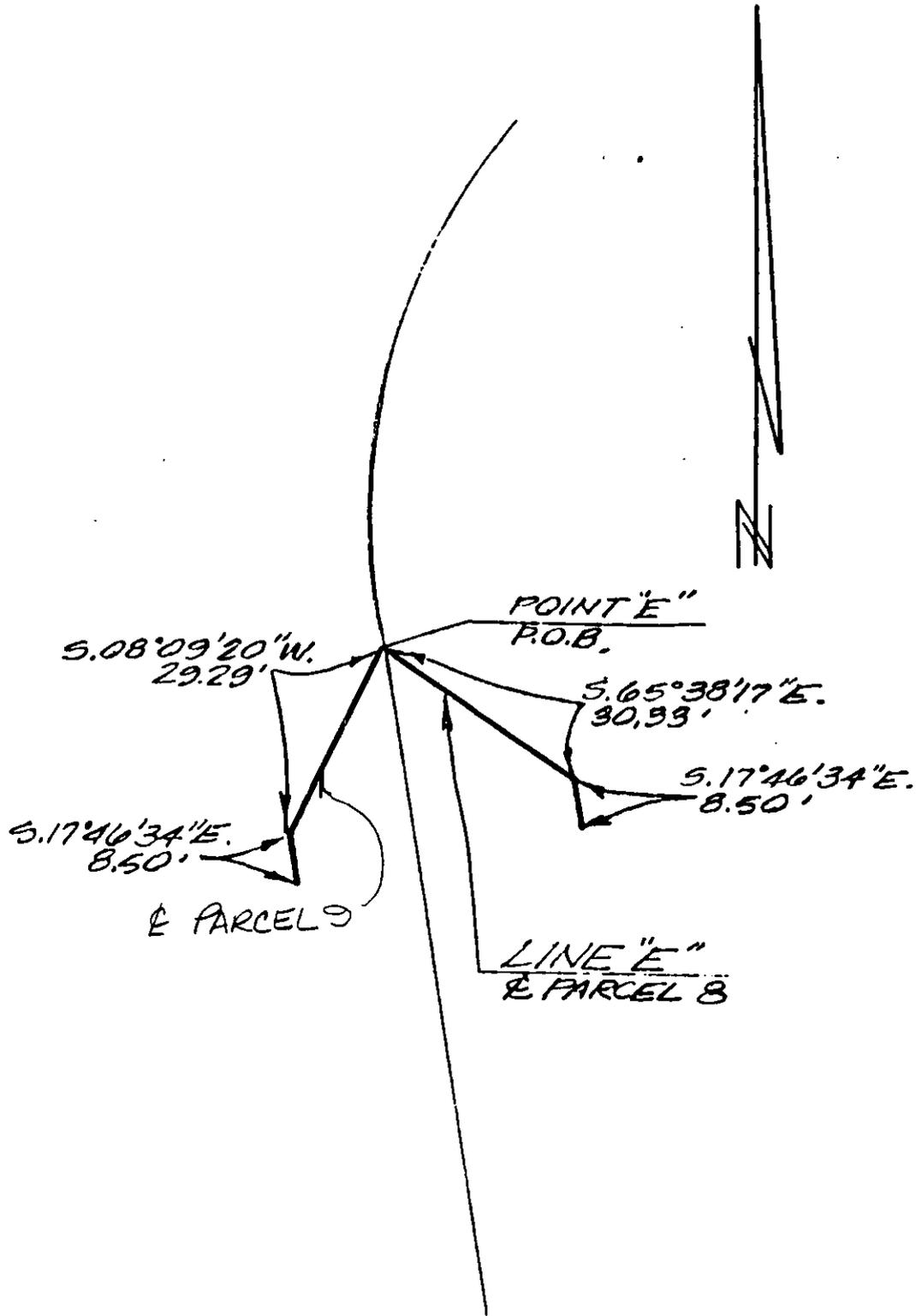
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SUBJECT R-102-856

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SHEET 6 OF 8

11/25

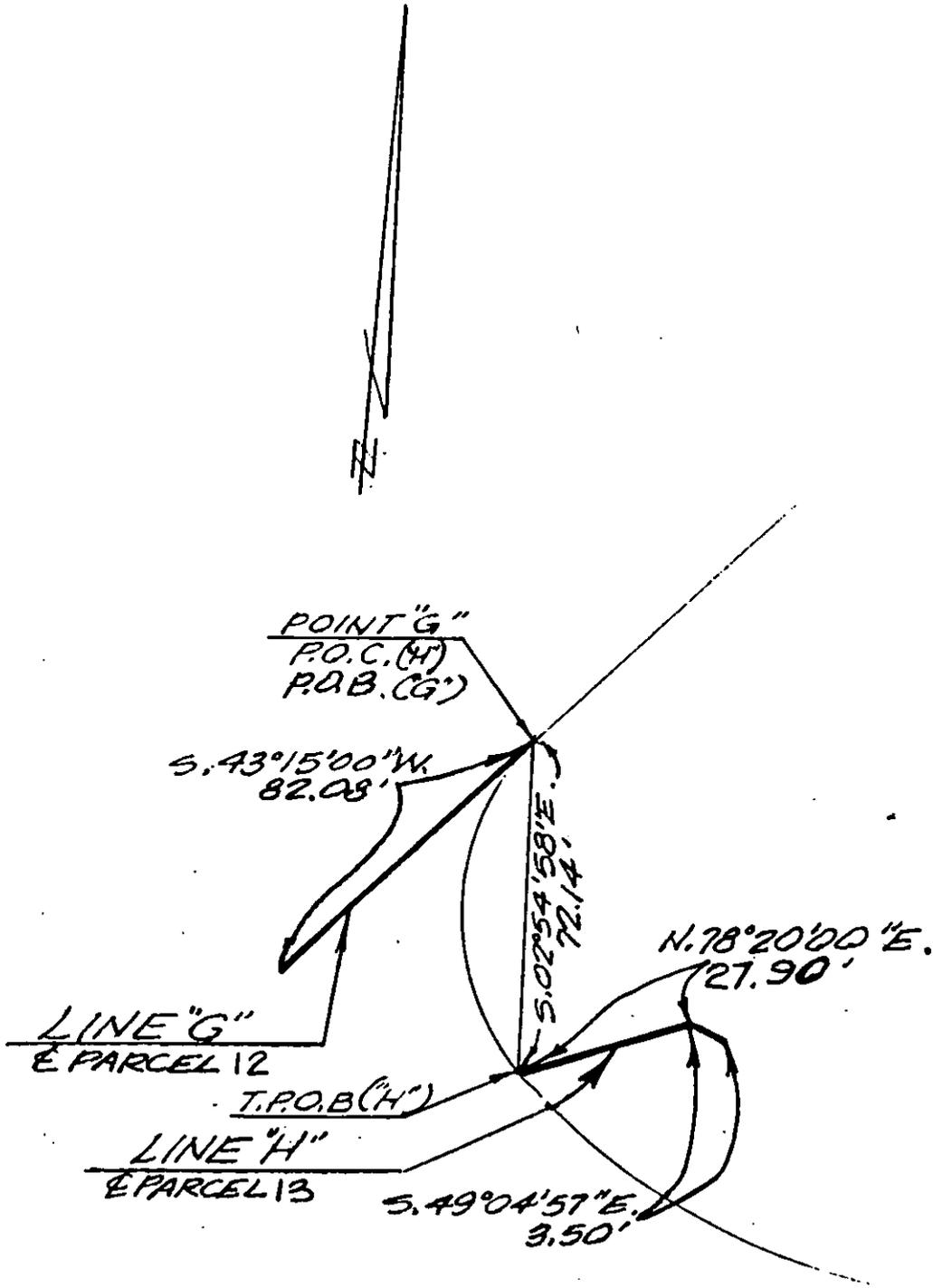
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SHEET 7 OF 8

11/25

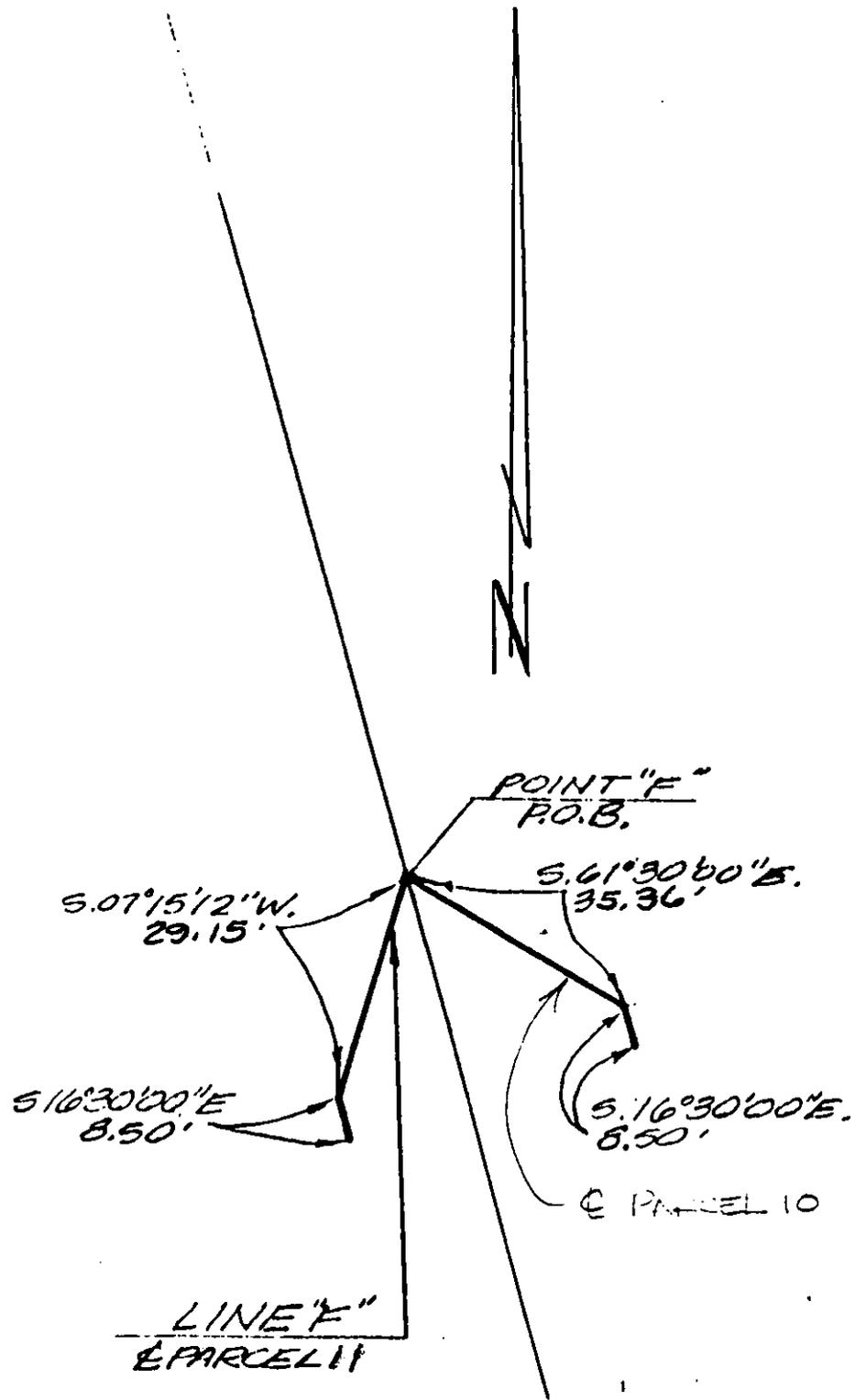
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SUBJECT R-103-896

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SHEET 8 OF 8

11/25

SCALE: 1" = NTS

DRAWN BY — DATE 10/15/87

SUBJECT R-103-856