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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
30 Min. Past 10 o'clock

DEC 10 1987
Recorded in Official Records
of Riverside County, California
William E. Smith
RECORDER
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: T-22291/T-22598

12 103

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CONCORDIA DEVELOPMENT CORPORATION, a California corporation, 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 waterline 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:

Over a portion of Sections 23, 25 and 26, Township 3 South, Range 6 West, San Bernardino Meridian, as shown by sectionalized survey of the Rancho El Sobrante de San Jacinto, on file in Book 7, Page 10 of Maps, records of San Bernardino County, California, together with that portion of Lot 5 and Lots 6, 7, 8 and 9 in Block 15 of the Lands of J. F. Moulton and J. B. Praed, as shown by map on file in Book 3, Pages 5 and 6 of Maps, records of Riverside County, California, and Lots 11, 12 and 13 in Block 15 of the Lands of J. F. Moulton and H. B. Praed, as shown by map on file in Book 3, Pages 13 and 14 of Maps, records of said Riverside County, California, being more particularly described as follows:

Parcel 1

COMMENCING at the point of intersection of the centerline of Fillmore Street with the centerline of Arizona Avenue as shown by Tract No. 8898-1 on file in Book 94 of Maps at Pages 37 through 40, inclusive thereof, records of Riverside County, California;

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THENCE South $33^{\circ} 34' 05''$ East, along the centerline of said Fillmore Street, a distance of 444.78 feet to the TRUE POINT OF BEGINNING;

THENCE South $56^{\circ} 25' 55''$ West, a distance of 74.37 feet, to the beginning of a tangent curve, concave northerly, having a radius of 167.00 feet;

THENCE westerly, along said curve having a radius of 167.00 feet, through a central angle of $81^{\circ} 05' 34''$, an arc length of 236.36 feet;

THENCE North $42^{\circ} 28' 31''$ West, a distance of 307.21 feet, to the beginning of a tangent curve, concave northeasterly, having a radius of 85.00 feet;

THENCE northwesterly, along said curve, having a radius of 85.00 feet, through a central angle of $10^{\circ} 00' 00''$, an arc length of 14.84 feet;

THENCE North $32^{\circ} 28' 31''$ West, a distance of 43.50 feet, to the beginning of a tangent curve, concave southerly, having a radius of 76.00 feet;

THENCE northwesterly, westerly, and southwesterly, along said curve, having a radius of 76.00 feet, through a central angle of $119^{\circ} 59' 55''$, an arc length of 159.17 feet;

THENCE South $27^{\circ} 31' 39''$ West, a distance of 43.50 feet, to the beginning of a tangent curve, concave northwesterly, having a radius of 85.00 feet;

THENCE southwesterly, along said curve having a radius of 85.00 feet, through a central angle of $10^{\circ} 00' 00''$, an arc length of 14.84 feet;

THENCE South $37^{\circ} 31' 39''$ West, a distance of 34.24 feet, to the beginning of a tangent curve, concave easterly, having a radius of 233.00 feet;

THENCE southerly, along said curve having a radius of 233.00 feet, through a central angle of $01^{\circ} 23' 05''$, an arc length of 5.63 feet to a point hereinafter referred to as Point "A";

THENCE continuing southerly, along said curve having a radius of 233.00 feet, through a central angle of $59^{\circ} 06' 00''$, an arc length of 240.34 feet;

THENCE South $22^{\circ} 57' 26''$ East, a distance of 348.32 feet, to the beginning of a tangent curve, concave northeasterly, having a radius of 333.00 feet;

THENCE southeasterly, along said curve having a radius of 333.00 feet, through a central angle of $14^{\circ} 31' 34''$, an arc length of 84.42 feet;

THENCE South $37^{\circ} 29' 00''$ East, a distance of 180.00 feet;

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THENCE North $52^{\circ} 31' 00''$ East, a distance of 99.32 feet, to the beginning of a tangent curve, concave southerly, having a radius of 267.00 feet;

THENCE easterly, along said curve having a radius of 267.00 feet, through a central angle of $52^{\circ} 58' 00''$, an arc length of 246.83 feet;

THENCE South $74^{\circ} 31' 00''$ East, a distance of 125.00 feet, to the beginning of a tangent curve, concave northwesterly, having a radius of 333.00 feet;

THENCE northeasterly, along said curve having a radius of 333.00 feet, through a central angle of $38^{\circ} 06' 24''$, an arc length of 221.47 feet;

THENCE North $67^{\circ} 22' 36''$ East, a distance of 34.03 feet, to an angle point;

THENCE North $72^{\circ} 13' 50''$ East, a distance of 74.13 feet, to an angle point;

THENCE North $56^{\circ} 25' 55''$ East, a distance of 162.40 feet, to an angle point;

THENCE North $09^{\circ} 18' 28''$ West, a distance of 35.51 feet, to a point on the existing centerline of Victoria Avenue;

THENCE South $58^{\circ} 54' 00''$ West, along said existing centerline of Victoria Avenue, a distance of 177.16 feet to the point of intersection with the centerline of said Fillmore Street;

THENCE North $33^{\circ} 34' 05''$ West, along the centerline of said Fillmore Street, a distance of 33.61 feet;

THENCE South $67^{\circ} 22' 36''$ West, a distance of 93.92 feet, to the beginning of a tangent curve, concave northwesterly, having a radius of 267.00 feet;

THENCE southwesterly, along said curve having a radius of 267.00 feet, through a central angle of $38^{\circ} 06' 24''$, an arc length of 177.58 feet;

THENCE North $74^{\circ} 31' 00''$ West, a distance of 125.00 feet, to the beginning of a tangent curve, concave southerly, having a radius of 333.00 feet;

THENCE westerly, along said curve having a radius of 333.00 feet, through a central angle of $52^{\circ} 58' 00''$, an arc length of 307.84 feet;

THENCE South $52^{\circ} 31' 00''$ West, a distance of 21.32 feet;

THENCE North $82^{\circ} 29' 00''$ West, a distance of 16.97 feet;

THENCE North $37^{\circ} 29' 00''$ West, a distance of 105.00 feet, to the beginning of a tangent curve, concave northeasterly, having a radius of 267.00 feet;

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THENCE northwesterly, along said curve having a radius of 267.00 feet, through a central angle of $14^{\circ} 31' 34''$, an arc length of 67.69 feet;

THENCE North $22^{\circ} 57' 26''$ West, a distance of 348.32 feet, to the beginning of a tangent curve, concave easterly, having a radius of 167.00 feet;

THENCE northerly, along said curve having a radius of 167.00 feet, through a central angle of $60^{\circ} 29' 05''$, an arc length of 176.30 feet;

THENCE North $37^{\circ} 31' 39''$ East, a distance of 90.74 feet, to the beginning of a tangent curve, concave southerly, having a radius of 12.00 feet;

THENCE northeasterly, easterly and southeasterly, along said curve having a radius of 12.00 feet, through a central angle of $99^{\circ} 59' 55''$, an arc length of 20.94 feet;

THENCE South $42^{\circ} 28' 31''$ East, a distance of 363.71 feet, to the beginning of a tangent curve, concave northerly, having a radius of 233.00 feet;

THENCE easterly, along said curve having a radius of 233.00 feet, through a central angle of $81^{\circ} 05' 34''$, an arc length of 329.77 feet;

THENCE North $56^{\circ} 25' 55''$ East, a distance of 74.37 feet to a point on the centerline of said Fillmore Street;

THENCE North $33^{\circ} 34' 05''$ West, along the centerline of said Fillmore Street, a distance of 66.00 feet to said POINT OF BEGINNING.

Parcel 2

BEGINNING at the hereinabove described Point "A", said Point "A" being in a curve concave easterly having a radius of 233.00 feet;

THENCE radially North $53^{\circ} 51' 26''$ West, a distance of 121.03 feet;

THENCE South $21^{\circ} 23' 18''$ West, a distance of 20.68 feet;

THENCE South $53^{\circ} 51' 26''$ East, a distance of 116.62 feet, to a point on said curve having a radius of 233.00 feet, a radial line at said point bears South $58^{\circ} 46' 53''$ East;

THENCE northerly, along said curve having a radius of 233.00 feet, through a central angle of $04^{\circ} 55' 27''$, an arc length of 20.02 feet to said POINT OF BEGINNING.

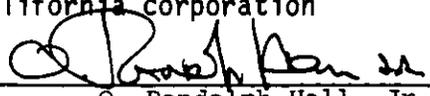
DESCRIPTION APPROVAL 12/4/87
George P. Hutchison by WF
SURVEYOR, CITY OF RIVERSIDE

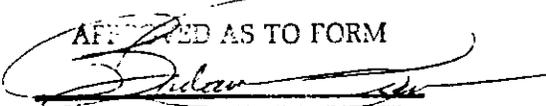
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TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said property, and to deposit tools, implements and other material thereon by Grantee, 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 waterline facilities.

Dated December 07, 1987

CONCORDIA DEVELOPMENT CORPORATION,
a California corporation

By 
O. Randolph Hall, Jr.
Title President

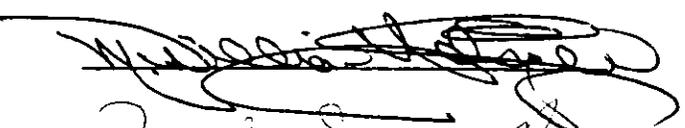

ASST. CITY ATTORNEY

By _____
Title _____

CONSENT TO RECORDATION

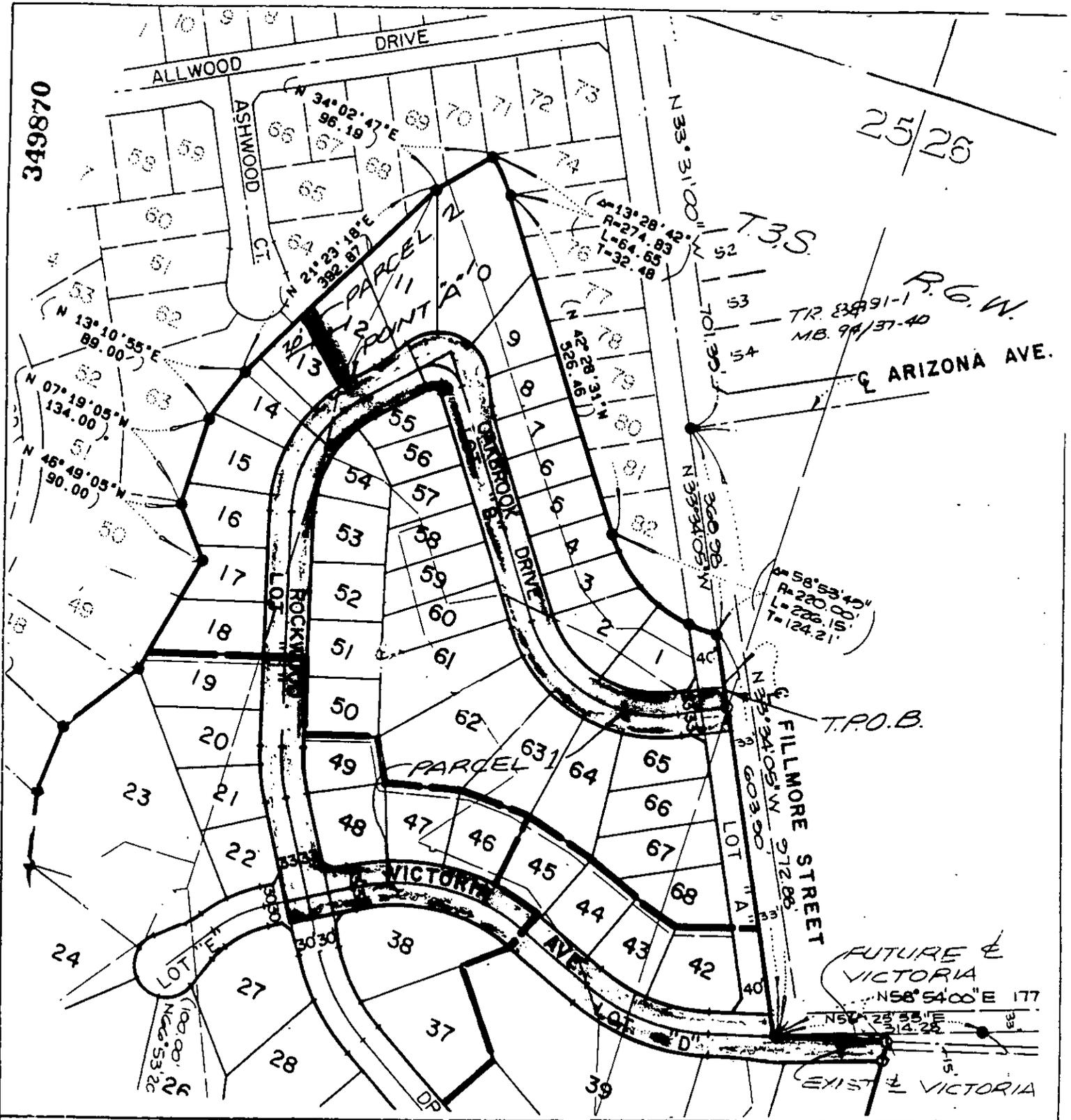
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 14883 of said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

Dated 12/10/87


Title Property Services Manager

311.1/m - SURVEY.274/k

Handwritten initials



• 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 1 6/55

SCALE: 1" = _____ DRAWN BY AM DATE 12/2/87 SUBJECT T-22291 / T-22598

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