

228802

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  
AT 2:00 O'CLOCK P.M.

AUG 12 1988

Recorded in Official Records  
of Riverside County, California

*William J. Conroy*  
Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: R-27-878  
E'ly side of Chicago Ave.,  
N'ly of Third St.

10001

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CROW-EAVES-RIVERSIDE #1, a Texas limited 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 the 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:

A strip of land 20.00 feet in width over a portion of Lot 25 in Section 19, Township 2 South, Range 4 West, of Lands of the East Riverside Land Co., on file in Book 6, Page 44 of Maps, records of San Bernardino County, California, described as follows:

COMMENCING at the intersection of the northerly line of said Lot 25 with the east line of the west half of said Lot 25;

THENCE South 00° 10' 46" West, along said east line a distance of 10.00 feet to the true POINT OF BEGINNING;

THENCE North 89° 50' 50" West, parallel with the northerly line of said Lot a distance of 204.74 feet to the beginning of a tangent curve, concave northeasterly and having a radius of 80.00 feet;

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THENCE northwesterly along said curve an arc length of 125.73 feet, thru a central angle of 90° 03' 00" to the end thereof;

THENCE radially North 89° 47' 50" West, 2.50 feet to the line which is parallel with and distant 61.50 feet easterly as measured at right angle from the centerline of Chicago Avenue;

THENCE South 00° 12' 10" West, along said parallel line 56.51 feet to the beginning of a non-tangent curve, concave northeasterly, having a radius of 100.00 feet and being concentric with hereinabove described curve with a radius of 80.00 feet; the radial line of said non-tangent curve at said beginning bears South 55° 47' 29" West;

THENCE southeasterly along said non-tangent curve an arc length of 97.11 feet thru a central angle of 55° 38' 19";

THENCE South 89° 50' 50" East, parallel with said northerly line of Lot 25 a distance of 204.74 feet to said east line of the west half of Lot 25;

THENCE North 00° 10' 46" East, along said east line 20.00 feet to said true POINT OF BEGINNING;

EXCEPTING THEREFROM any portion within Lot 24 of said Lands of the East Riverside Land Co.;

ALSO EXCEPTING THEREFROM within that certain easement as conveyed to the City of Riverside by a deed recorded May 10, 1985, as Instrument No. 100239, of Official Records of said Riverside County.

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 5/28/88  
George P. Hutchinson by CTD  
SURVEYOR, CITY OF RIVERSIDE

228802

Dated 6/27/88

CROW-EAVES-RIVERSIDE #1,  
a Texas limited partnership

By [Signature]  
Title Partner

By \_\_\_\_\_  
Title \_\_\_\_\_

APPROVED AS TO FORM  
Robert A. Lewis 2/5  
ASST. CITY ATTORNEY

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 8/12/88

[Signature]  
Title Property Services Manager

311.1/m - SURVEY.579/k

**PARTNERSHIP ACKNOWLEDGMENT**

NO. 203

State of CALIFORNIA  
County of RIVERSIDE } SS.

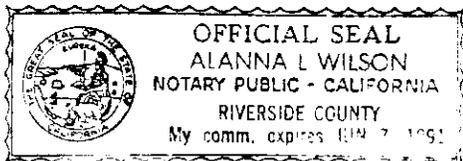
On this the 27<sup>th</sup> day of JUNE 1988, before me,

ALANNA L. WILSON  
the undersigned Notary Public, personally appeared

HAYDEN C. EAVES, III

personally known to me  
 proved to me on the basis of satisfactory evidence  
to be the person(s) who executed the within instrument on behalf of the partnership, and acknowledged to me that the partnership executed it.  
WITNESS my hand and official seal.

[Signature]  
Notary's Signature



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12224-3

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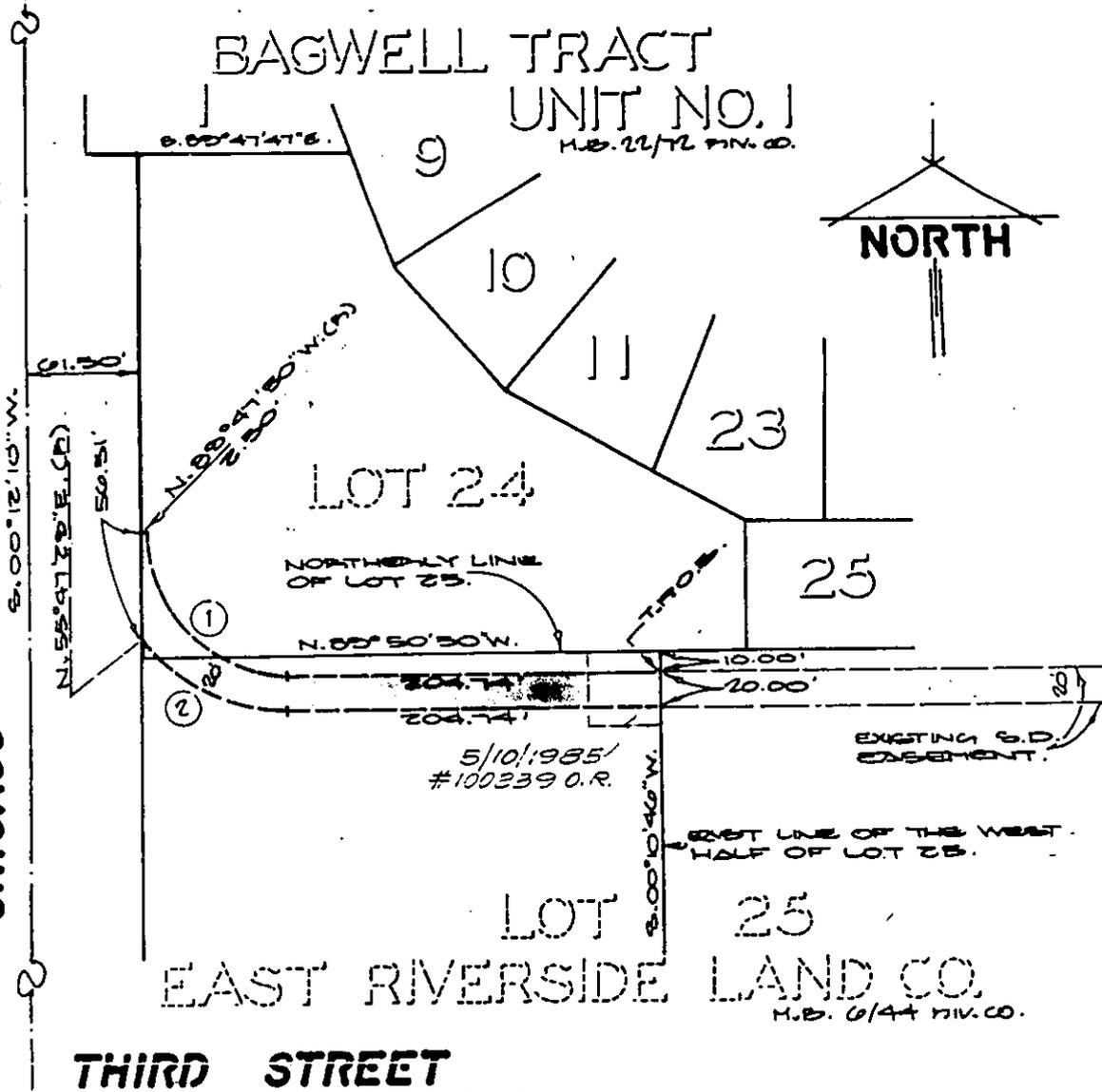
# MASSACHUSETTS

## BAGWELL TRACT UNIT NO. 1 M.B. 22/72 DIV. CO.

AVENUE

CHICAGO

NORTH



### CURVE DATA

① R=80.00'	② R=100.00'
Δ=90°08'00"	Δ=55°38'18"
L=125.75'	L=97.11'
T=80.07'	T=52.77'

12/15-3

## • 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 <u>1</u> OF <u>1</u>	87-282
SCALE: 1" = 100'	DRAWN BY <u>[Signature]</u> DATE <u>4/12/88</u>	SUBJECT: <u>STOP-DRAIN; Z.C. P-27-818</u> <u>EASEMENT</u>