

200445

RECORDING REQUESTED
TICOR TITLE INSURANCE

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 8:30 O'CLOCK A.M.
At Request of
TICOR TITLE INSURANCE CO

JUN 19 1989

Recorded in Official Records
of Riverside County, California

RECORDED
Fees \$
William E. Gray

FOR RECORDER'S OFFICE USE ONLY

Project: Tract 22463
Offsite Storm Drain Easement

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WHISPERING TREE RANCH COMPANY, a 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

That portion of Lot 1 of the Alamo Tract, as shown by map on file in Book 9, at Page 5 of Maps, records of Riverside County, California, described as follows:

COMMENCING at the northwesterly corner of said Lot 4 of said Alamo Tract;

THENCE North 60° 57' 00" West, a distance of 194.73 feet to the POINT OF BEGINNING;

THENCE South 79° 03' 00" West, a distance of 234.34 feet to a point on a non-tangent curve concaving northwesterly and having a radius of 6100.00 feet, a radial line to said point bears South 47° 31' 17" East;

THENCE Southwesterly along said curve through a central angle of 01° 31' 24" an arc length of 162.18 feet;

THENCE South 44° 00' 07" West, a distance of 736.83 feet to a point in the northwesterly line of said Lot 4 of the Alamo Tract;

496261-BA

THENCE South 65° 01' 00" West, along said northwesterly line of said Lot 4, a distance of 55.77 feet to a point in the southeasterly right-of-way line of that portion of the Riverside County Flood Control and Water Conservation District's flood control channel conveyed to the Riverside County Flood Control and Water Conservation District by deed recorded April 11, 1956, as Instrument No. 25947, Official Records of Riverside County, California;

THENCE North 44° 00' 07" East along said southeasterly right-of-way line, a distance of 788.89 feet to the beginning of a tangent curve concaving northwesterly and having a radius of 6080.00 feet;

THENCE Northeasterly along said curve through a central angle of 01° 35' 08" an arc length of 168.25 feet;

THENCE North 79° 03' 00" East, a distance of 217.12 feet;

THENCE South 60° 57' 00" East, a distance of 31.11 feet to said POINT OF BEGINNING.

Area - 23,075.38 sq. ft.

Parcel 2

That portion of Lot 4 of the Alamo Tract, as shown by map on file in Book 9, at Page 5 of Maps, records of Riverside County, California, described as follows:

COMMENCING at the northwesterly corner of said Lot 4;

THENCE South 56° 54' 00" West along the westerly line of said Lot 4, a distance of 793.81 feet;

THENCE South 65° 32' 00" West along the westerly line of said Lot 4, a distance of 235.00 feet;

THENCE South 65° 01' 00" West along the westerly line of said Lot 4, a distance of 159.28 feet to the POINT OF BEGINNING;

THENCE continuing South 65° 01' 00" West along the westerly line of said Lot 4, a distance of 55.77 feet to a point in the southeasterly right-of-way line of that portion of the Riverside County Flood Control and Water Conservation District's flood control channel conveyed to the Riverside County Flood Control and Water Conservation District by deed recorded April 11, 1956, as Instrument No. 25947, Official Records of said Riverside County;

THENCE South 44° 00' 07" West along said southeasterly right-of-way line, a distance of 130.37 feet;

THENCE South 34° 30' 45" East, a distance of 20.41 feet;

THENCE North 44° 00' 07" East, a distance of 186.50 feet to said POINT OF BEGINNING.

Area - 3,168.91 sq. ft.

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.

Dated 5-12-89

WHISPERING TREE RANCH COMPANY,
a partnership

By Rosemary Skelton

Title Partner

By Alice Taylor

Title Partner

DESCRIPTION APPROVAL 5/4/89
George P. Hutchinson by [Signature]
SURVEYOR, CITY OF RIVERSIDE



APPROVED AS TO FORM
Robert A. James 6/7
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 June 5 1989

[Signature]
Title Real Property Services Mgr.

0001u/m - 0598u/c

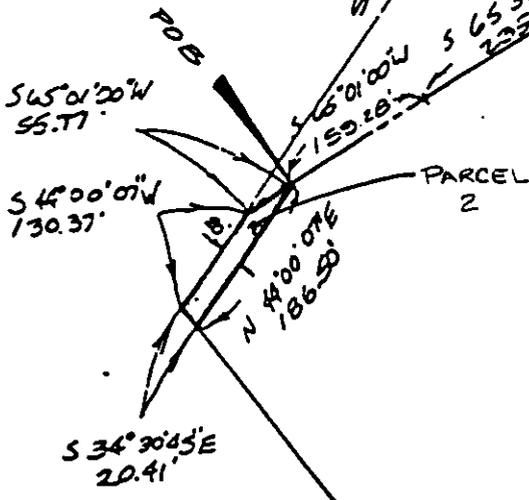
12434



SANTA ANA RIVER
SOUTHWESTERLY RIGHT OF WAY OF R.C.F.C. & W.C.D. CHANNEL
PORTION LOT 1

NORTHWESTELY
CORNER, LOT 4

LOT 4
ALAMO TRACT
M.B. 9/5



• 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 2 OF 2

2/11

SCALE 1" = 200'

DRAWN BY ENG. DATE 4/5/88

SUBJECT TRACT 22463 OFFSITE DRAINAGE EASE.