

44734

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.

FEB - 7 1991

Recorded in Official Records  
of Riverside County, California

*William E. [Signature]*  
Recorder  
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Tract 23678  
Muirfield Road Connection

12881

GRANT OF EASEMENT

HAWARDEN VISTA ESTATES COMPANY, a California general 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 as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated 1/22/91

APPROVED AS TO FORM  
*John Howell*  
CITY ATTORNEY

HAWARDEN VISTA ESTATES COMPANY,  
a California general partnership

By *Andrew M. [Signature]* as President  
Title *Hawarden Development Corporation*  
*Managing General Partner*

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 \_\_\_\_\_

  
\_\_\_\_\_  
Real Property Services Manager  
of the City of Riverside

1376u/b

PROPOSED RIGHT OF WAY FOR ROAD PURPOSESParcel 1

That portion of the east half of the southwest quarter of Section 12, Township 3 South, Range 5 West, San Bernardino Meridian, being a strip of land 60.00 feet in width, lying 30.00 feet on each side of the following described centerline:

Commencing at the northwest corner of Parcel 3 as shown by Record of Survey on file in Book 38 of Records of Survey at Page 52 thereof, Records of Riverside County, California;

Thence South 00° 03' 34" West along the west line of said Parcel 3, a distance of 59.17 feet to a point therein;

Thence South 59° 02' 20" East, a distance of 184.79 feet;

Thence North 30° 57' 40" East, a distance of 78.00 feet for the TRUE POINT OF BEGINNING;

Thence continuing North 30° 57' 40" East, a distance of 92.91 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 300.00 feet;

Thence northeasterly along said curve, to the left, through a central angle of 31° 03' 09", an arc distance of 162.59 feet to a point in the south line of that certain easement granted to the City of Riverside as Parcel III by Easement recorded January 9, 1959 as Instrument No. 2050 of Official Records, Riverside County, California, said point being the end of this centerline description, the radial line at said point bears North 89° 54' 31" East.

The sidelines of said 60.00 foot strip of land shall be prolonged or shortened so as to terminate northerly in said south line of the easement granted to the City of Riverside as aforesaid.

Contains 0.35 acres, more or less.

PREPARED UNDER MY SUPERVISION:

Matthew E. Webb

Matthew E. Webb, LS 5529

Prepared by: edw

Checked by: llm

1/18/90  
Date

DESCRIPTION APPROVAL 2/1/91  
George P. Hutchinsby  
SURVEYOR CITY OF RIVERSIDE



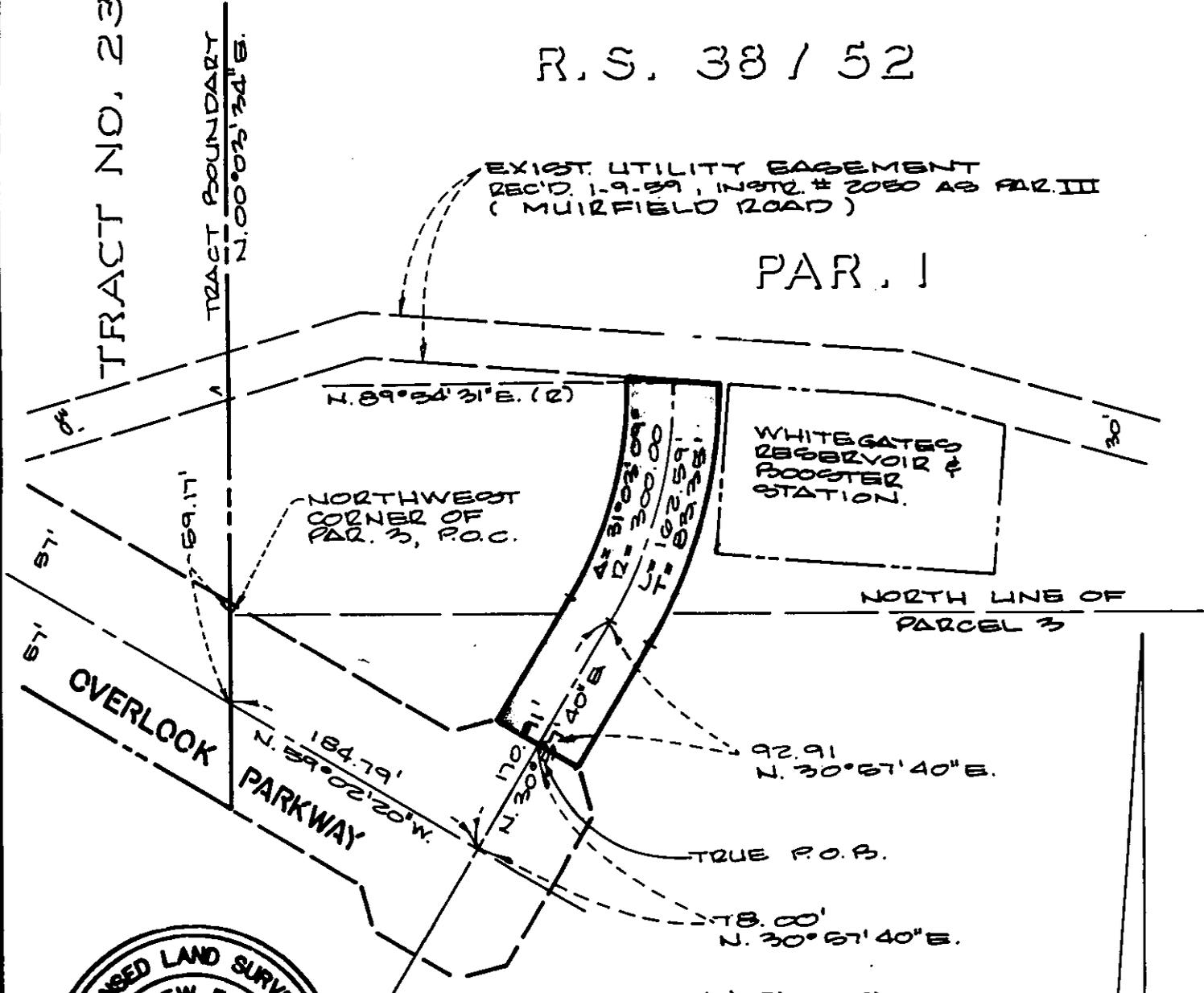
Desc/88-106 IW

TRACT NO. 23678

R.S. 38 / 52

EXIST. UTILITY EASEMENT  
REC'D. 1-9-59, INSTR. # 2050 AS PAR. III  
(MUIRFIELD ROAD)

PAR. 1



PAR. 3

E. 1/2, SW. 1/4, SECTION  
12, T. 3 S., R. 5 W., S.B.M.



— CITY OF RIVERSIDE, CALIFORNIA — 5-72

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>	88-106
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SCALE: 1" = 100'	DRAWN BY <u>R.H.</u> DATE <u>3/10/89</u>	SUBJECT: <u>R/W DEDICATION FOR ROAD PURPOSES</u>
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