

292868

FA

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 12:00 OCLOCK P.M.

AUG 23 1991

Recorded in Official Records
of Riverside County, California

W. J. [Signature] Recorder
Fees \$ [Signature]

FOR RECORDER'S OFFICE USE ONLY

Project: Tract 25486-1
Ransom Road

13047

X

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BEREN, a 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 storm drain facilities, together with all necessary appurtenances, 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.

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 real 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 AUGUST 12, 1991

BEREN, a limited partnership

BY: BERGUM CONSTRUCTION COMPANY,
a California corporation,
general partner

By *Clifton Bergum*
VICE PRESIDENT

By _____

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 *August 12, 1991*

[Signature]
Real Property Services Manager
of the City of Riverside

1741u/a

APPROVED AS TO FORM

[Signature]
ASST. CITY ATTORNEY

EXHIBIT "A"

PARCEL "A"

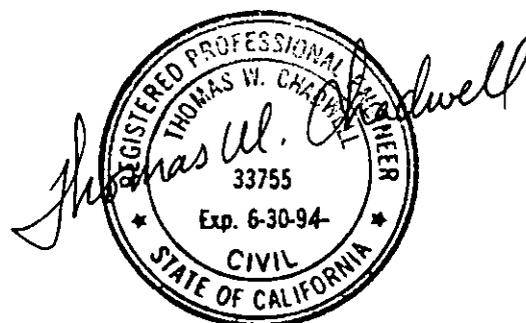
A 15.00 foot wide easement for Storm Drain purposes over that portion of the Northeast one quarter of Section 6, Township 3 South Range 4 West, San Bernardino Meridian; in the City of Riverside, County of Riverside, State of California, as shown by map of Tract 25486-1, recorded in Book 233 of Maps at page 100-102 records of said Riverside County, the centerline of said easement is described as follows;

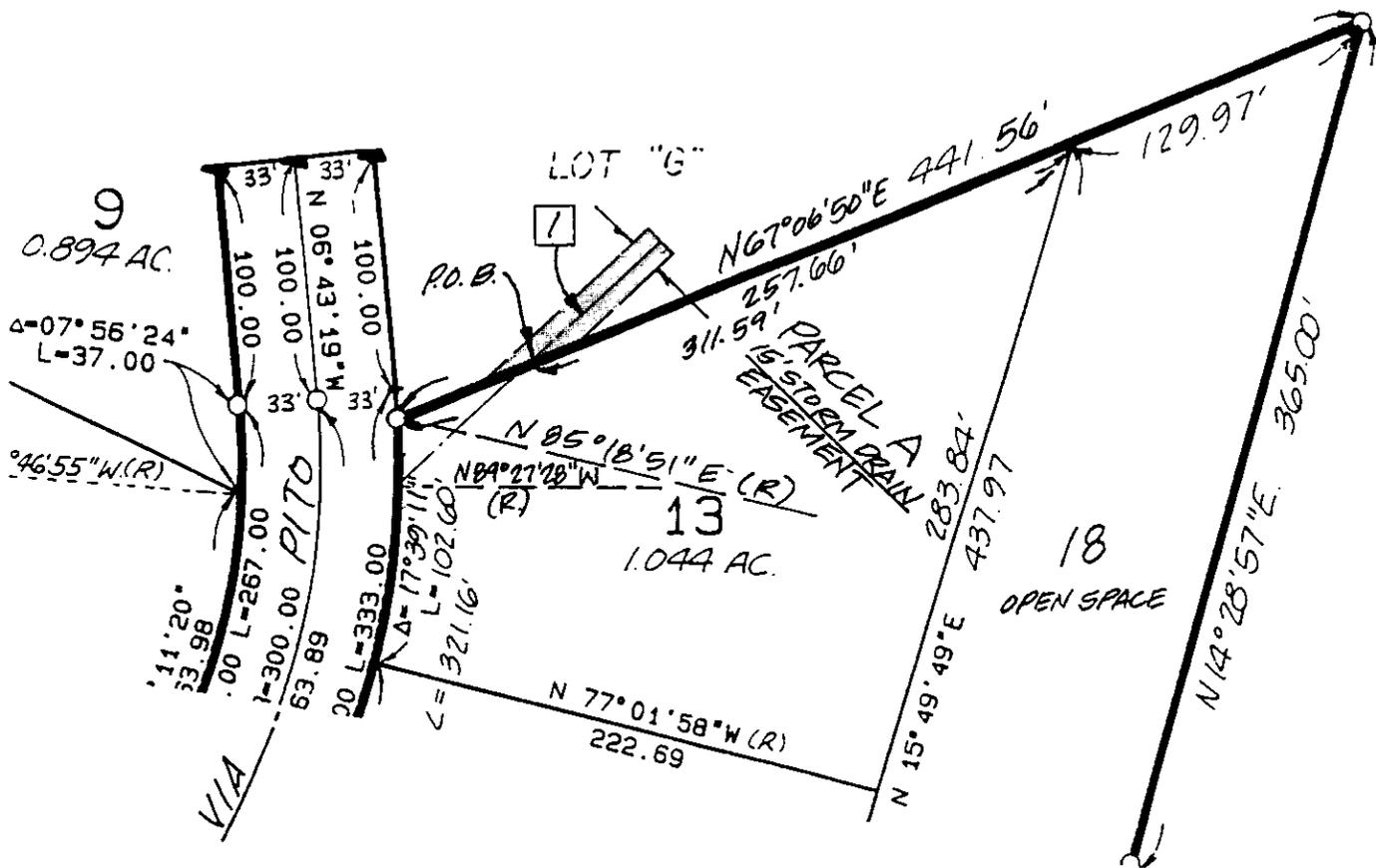
Beginning at a point on the northerly line of lot 13 of said Tract 25486-1 which bears South 67°06'50" West 257.66 feet from the northeasterly corner of said lot;

THENCE North 44°55'13" East 65.20 feet to the northeasterly point of terminus of said easement;

The sidelines of said easement shall be prolonged or shortened so as to terminate southerly at the northerly line of said lot 13.

DESCRIPTION APPROVAL 8/12/91
George P. Hutchinson by WE
 SURVEYOR, CITY OF RIVERSIDE





1 N 44° 55' 13" E 65.20'



PARCEL A

AE ADKAN ENGINEERS
 CIVIL ENGINEERING, PLANNING, LAND SURVEYING
 6830 Airport Drive
 Riverside, California 92504

DATE: JULY, 1991 SCALE: 1" = 80'
 TRACT 25486-1
 CITY OF RIVERSIDE

JOB 4067 CLIENT BERGUM
 EASEMENT FOR
 STORM DRAIN PURPOSES

DRWN BY
 DESGN BY

EXHIBIT "A"

PARCEL "B"

An easement for Storm Drain purposes over that portion of the Northeast one quarter of Section 6, Township 3 South Range 4 West, San Bernardino Meridian; in the City of Riverside, County of Riverside, State of California, as shown by map of Tract 25486-1, recorded in Book 233 of Maps at page 100-102, records of said Riverside County, described as follows;

Beginning at the Southwest corner of lot "C" (Ransom Road) as shown on said map;

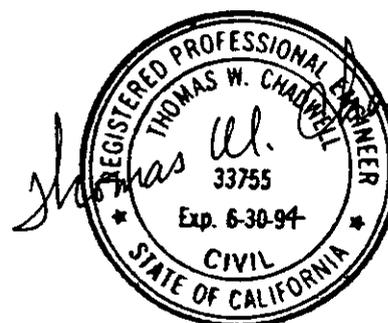
THENCE North 61°34'41" West 31.37 feet along the southerly line of Ransom Road as shown on said map;

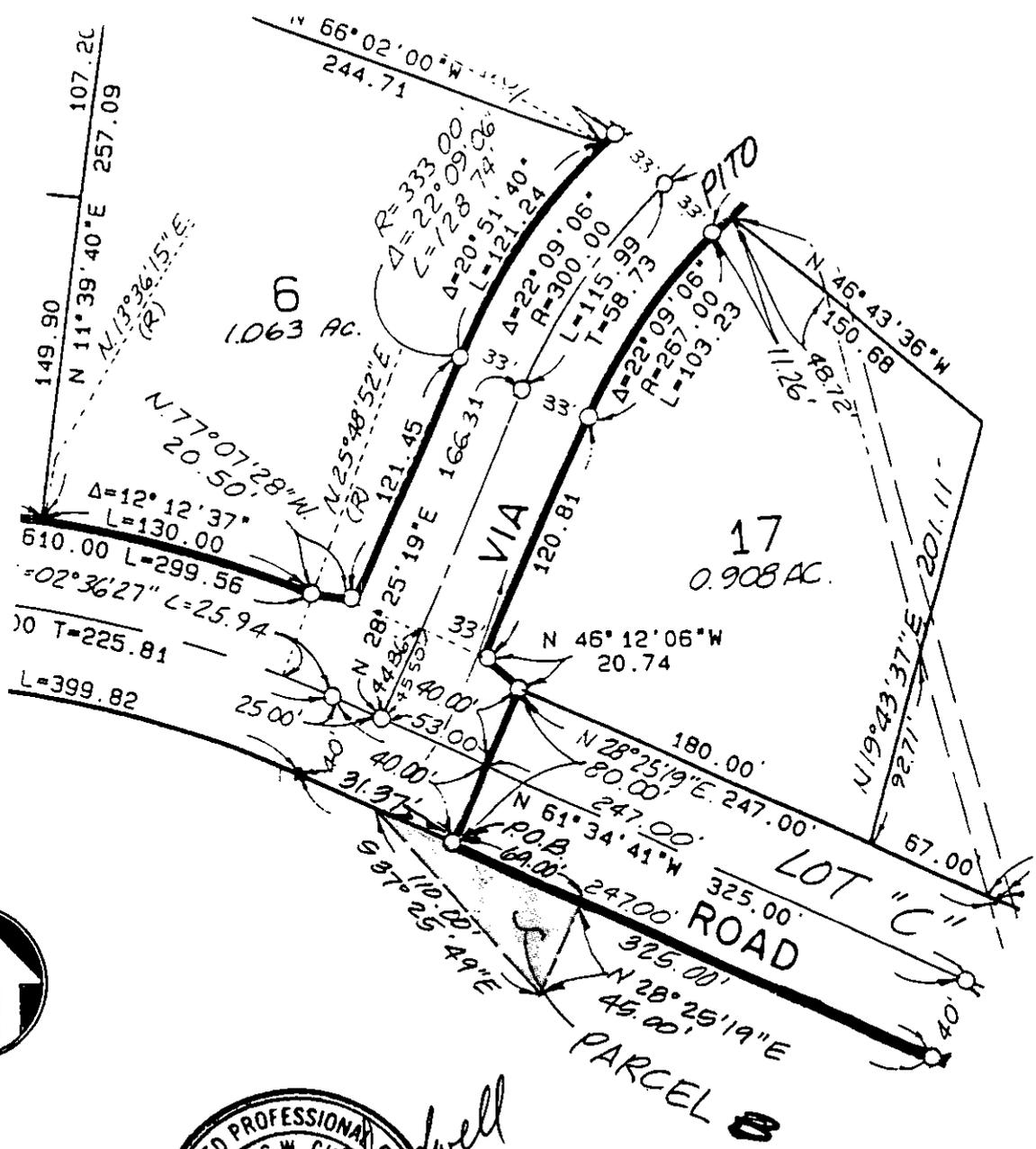
THENCE leaving said line South 37°25'49" East 110.00 feet;

THENCE North 28°25'19" East 45.00 feet to the southerly line of said lot "C";

THENCE North 61°34'41" West 69.00 feet along the southerly line of said lot "C" to the point of beginning.

DESCRIPTION APPROVAL 8/12/91
George P. Hutchinson by WF
 SURVEYOR, CITY OF RIVERSIDE





Thomas W. Chadwell
 REGISTERED PROFESSIONAL ENGINEER
 THOMAS W. CHADWELL
 33755
 Exp. 6-30-94
 CIVIL
 STATE OF CALIFORNIA

PARCEL B

ADKAN ENGINEERS <small>CIVIL ENGINEERING, PLANNING, LAND SURVEYING.</small> <small>6630 Airport Drive Riverside California 92504</small>	DATE: JULY, 1991	SCALE: 1"=80'	JOB: 4067	CLIENT: BERGUM
	TRACT 25486-1 CITY OF RIVERSIDE		EASEMENT FOR STORM DRAIN PURPOSES	
			DRWN BY	DESIGN BY

EXHIBIT "A"

PARCEL "C"

An easement for Storm Drain purposes over that portion of the Northeast one quarter of Section 6, Township 3 South Range 4 West, San Bernardino Meridian; in the City of Riverside, County of Riverside, State of California, as shown by map of Tract 25486-1, recorded in Book 233 of Maps at page 100, records of said Riverside County, described as follows:

COMMENCING at the southeast corner of Lot "C" (Ransom Road) as shown on said map;

THENCE South $70^{\circ}30'07''$ West 30.00 feet along the southerly right-of-way of said Ransom Road to the beginning of a tangent curve concave northerly, and having a radius of 590.00 feet;

THENCE westerly along said curve an arc distance 14.36 feet through a central angle of $01^{\circ}23'40''$ the TRUE POINT OF BEGINNING a radial to said point bears South $18^{\circ}06'14''$ East;

THENCE leaving said curve South $21^{\circ}28'40''$ East 58.00 feet;

THENCE South $68^{\circ}31'20''$ West 20.00 feet;

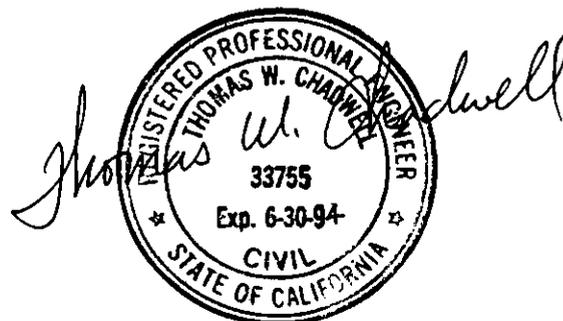
THENCE North $86^{\circ}28'40''$ West 140.00 feet;

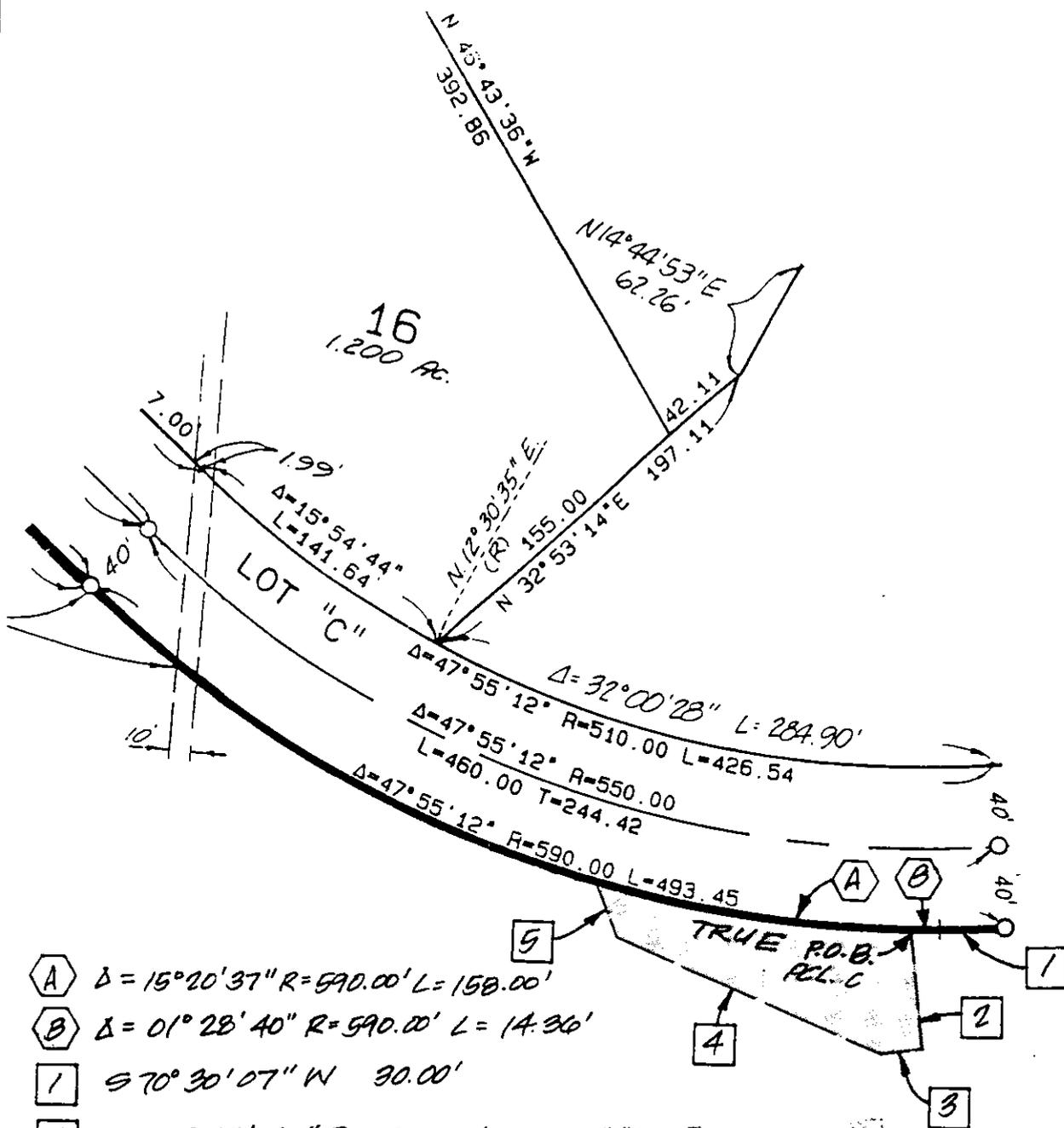
THENCE North $36^{\circ}23'24''$ West 30.03 feet to a point on the southerly right-of-way line of Ransom Road as shown on said map said right-of-way being on a curve concave northerly, and having a radius of 590.00 feet, a radial to said point bears South $02^{\circ}45'37''$ East;

THENCE easterly along said curve an arc distance of 158.00 feet through a central angle of $15^{\circ}20'37''$ to the TRUE POINT OF BEGINNING.

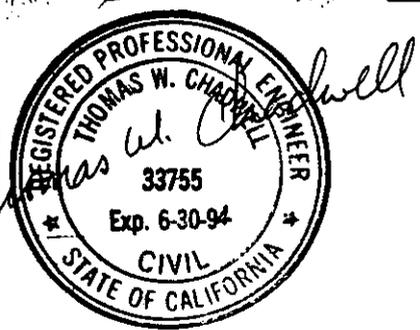
DESCRIPTION APPROVAL 8/12/01

Walter R. Snyce by _____
SURVEYOR, CITY OF RIVERSIDE





- A Δ = 15° 20' 37" R = 590.00' L = 158.00'
- B Δ = 01° 28' 40" R = 590.00' L = 14.36'
- 1 S 70° 30' 07" W 30.00'
- 2 S 21° 28' 40" E 58.00'
- 3 S 68° 31' 20" W 20.00'
- 4 N 86° 28' 40" W 140.00'
- 5 N 36° 23' 24" W 30.03'



PARCEL C

<p>ADKAN ENGINEERS CIVIL ENGINEERING, PLANNING, LAND SURVEYING. 6830 Airport Drive Riverside, California 92504</p>	DATE: JULY, 1991	SCALE: 1" = 80'	JOB 4067	CLIENT BERGUM	DRWN BY
	TRACT 25486-1		CITY OF RIVERSIDE		EASEMENT FOR STORM DRAIN PURPOSES

EXHIBIT "A"

PARCEL "D"

A 15.00 foot wide easement for Storm Drain purposes over that portion of the Northeast one quarter of Section 6, Township 3 South Range 4 West, San Bernardino Meridian; in the City of Riverside, County of Riverside, State of California, as shown by map of Tract 25486-1, recorded in Book 233 of Maps at page 100 102, records of said Riverside County, the centerline of said easement is described as follows;

COMMENCING at the southwesterly corner of Lot 1 as shown on said map, said point being on a curve concave northerly and having a radius of 485.00 feet, a radial to said point bears South 07°01'17" East;

THENCE westerly along said curve an arc distance of 65.07 feet through a central angle of 07°41'13", a radial to said point bears South 00°39'56" West;

THENCE South 12°49'04" East 81.94 feet to the southerly right-of-way line of Ransom Road as shown on said map, a radial to said point bears South 01°16'19" East, said point being the TRUE POINT OF BEGINNING.

THENCE South 12°49'04" East 70.00 feet to the point of terminus;

The sidelines of said easement shall be prolonged or shortened so as to terminate on the southerly right-of-way line of Ransom Road as shown on said map.

DESCRIPTION APPROVAL 8/12/91
George P. Hutchinson by WF
 SURVEYOR, CITY OF RIVERSIDE



EXHIBIT "A"

PARCEL "E"

A 15.00 foot wide easement for Storm Drain purposes over that portion of the Northeast one quarter of Section 6, Township 3 South Range 4 West, San Bernardino Meridian; in the City of Riverside, County of Riverside, State of California, as shown by map of Tract 25486-1, recorded in Book 233 of Maps at page 100-122, records of said Riverside County, the centerline of said easement is described as follows;

COMMENCING at the southwesterly corner of Lot 1 as shown on said map, said point being on a curve concave northerly and having a radius of 485.00 feet, a radial to said point bears South 07°01'17" East;

THENCE westerly along said curve an arc distance of 65.07 feet through a central angle of 07°41'13", a radial to said point bears South 00°39'56" West, to the TRUE POINT OF BEGINNING.

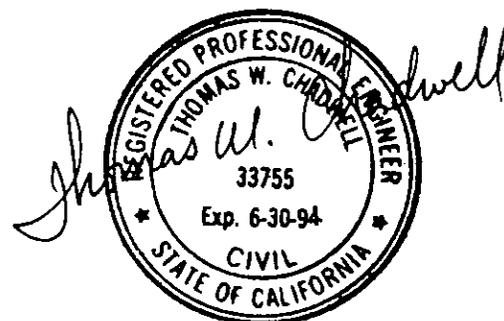
THENCE North 12°49'04" West 14.48 feet to the beginning of a tangent curve concave easterly and having a radius of 45.00 feet;

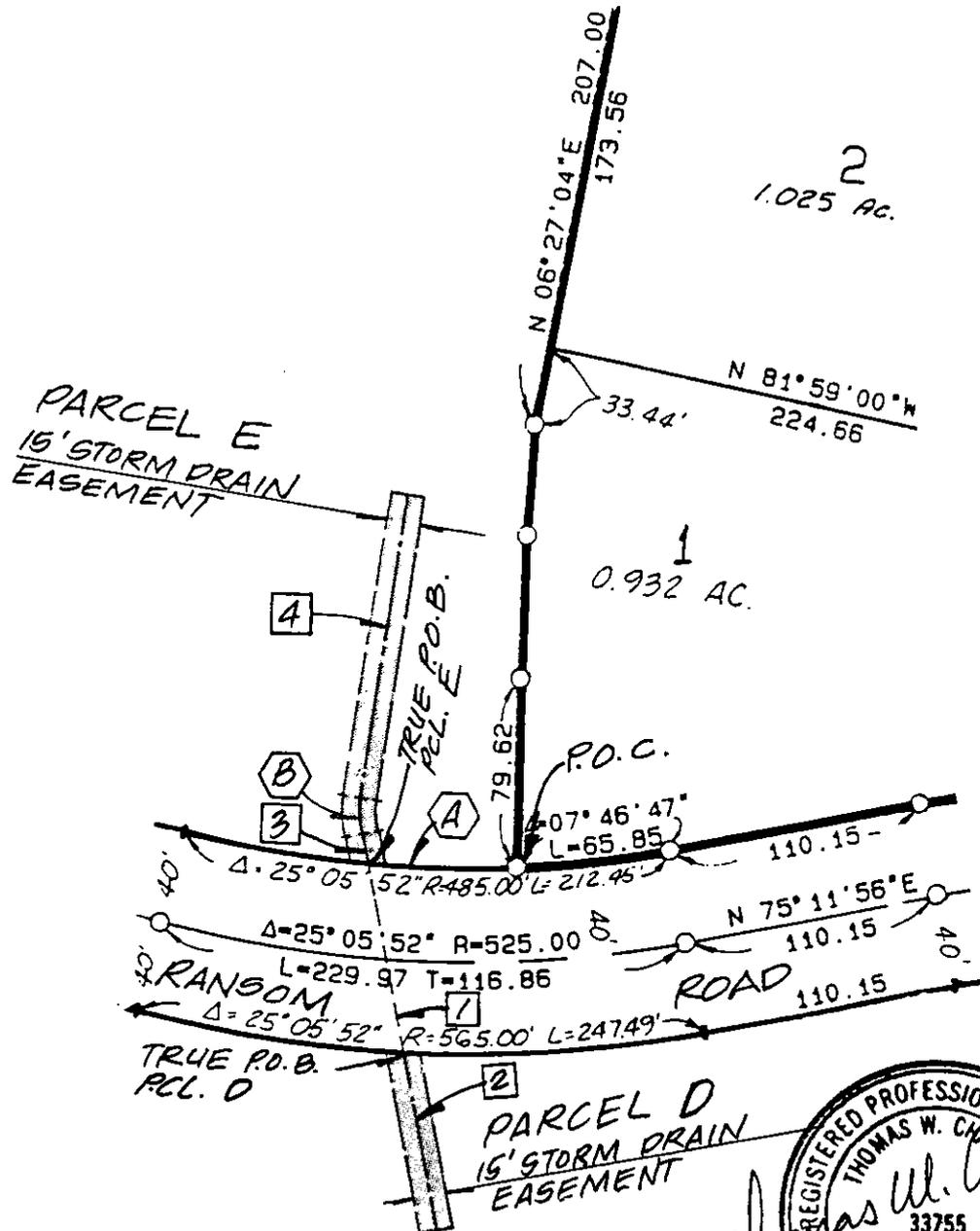
THENCE northerly along last said curve an arc distance of 15.84 feet through a central angle of 20°09'59";

THENCE tangent to said curve North 07°20'56" East 131.70 feet to the point of terminus;

The sidelines of said easement shall be prolonged or shortened so as to terminate on the northerly right-of-way line of Ransom Road as shown on said map.

DESCRIPTION APPROVAL 8/12/91
George P. Hutchinson by W
 SURVEYOR, CITY OF RIVERSIDE





- A — Δ=07° 41' 13", R=485.00', L=65.07'
- B — Δ=20° 09' 59", R=45.00', L=15.84'
- 1 — S 12° 49' 04" E 81.94'
- 2 — S 12° 49' 04" E 70.00'
- 3 — N 12° 49' 04" W 14.48'
- 4 — N 07° 20' 56" E 131.70'

REGISTERED PROFESSIONAL ENGINEER
 THOMAS W. CHARWELL
 33755
 Exp. 6-30-94
 CIVIL
 STATE OF CALIFORNIA

Thomas W. Charwell

PARCEL D
 PARCEL E

ADKAN ENGINEERS
 CIVIL ENGINEERING, PLANNING, LAND SURVEYING.
 6830 Airport Drive
 Riverside California 92504

DATE: JULY, 1991 SCALE: 1"=80'
 TRACT 254804-1
 CITY OF RIVERSIDE

JOB 4067 CLIENT BERGUM
 EASEMENT FOR
 STORM DRAIN PURPOSES

DRAWN BY
 DESGN BY