

353789

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

RECEIVED FOR RECORD  
AT 8:30 O'CLOCK

OCT 11 1991

Recorded in Official Records  
of Riverside County, California

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

FREE RECORDING  
This instrument is for the benefit  
of the City of Riverside and is  
entitled to be recorded without  
fee (Government Code 6103)

FOR RECORDER'S OFFICE USE ONLY

Project: RIVERSIDE CANAL ABANDONMENT  
TRACT 19411

10/10/91

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ZELLNER/LAKE HILLS L.P., a California 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 9.24.91

ZELLNER/LAKE HILLS L.P.,  
A California Limited Partnership

By *Ronald M. Stein*

Title V.P.

By *W. M. Kelley*

Title V.P.

CONSENT TO RECORDATION

353789

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 10/11/91

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

1767u/b

*[Signature]*

## EXHIBIT "A"

That portion of Parcel 1 of Parcel Map No. 17160, as shown my map on file in Book 103 of Parcel Maps and pages 1 through 5 inclusive thereof, Records of Riverside County, California, described as follows:

Commencing at the intersection of the centerline of Buchanan Street and the new centerline of Indiana Avenue of Tract No. 19411-1 as shown by map on file in Book 199 of Maps at pages 86 through 88 inclusive thereof, Records of Riverside County, California, said intersection being in a non-tangent curve, concave to the southeast, having a radius of 800.00 feet, the radial line at said point bears North  $56^{\circ} 13' 03''$  West;

Thence northeasterly along said curve, to the right, through a central angle of  $01^{\circ} 38' 53''$ , an arc distance of 23.01 feet to the end thereof;

Thence North  $35^{\circ} 25' 50''$  East, a distance of 107.73 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 800.00 feet;

Thence northeasterly along said curve, to the right, through a central angle of  $25^{\circ} 01' 00''$ , an arc distance of 349.30 feet to the end thereof;

Thence North  $60^{\circ} 26' 50''$  East, a distance of 11.25 feet to a point in the southwesterly right-of-way line of a 33.00 foot right-of-way dedicated to the City of Riverside per Resolution No. 16816, recorded April 6, 1989, as Instrument No. 109242, Records of Riverside County, California;

The last four (4) courses and distances follow along said new centerline of Indiana Avenue;

Thence South  $74^{\circ} 17' 00''$  East along said southwesterly right-of-way line, a distance of 68.00 feet for the TRUE POINT OF BEGINNING;

Thence continuing South  $74^{\circ} 17' 00''$  East along said southwesterly right-of-way line, a distance of 21.75 feet to an angle point in said southwesterly right-of-way line;

Thence North  $74^{\circ} 47' 00''$  East along said southwesterly right-of-way line, a distance of 58.12 feet to an angle point in said southwesterly right-of-way line;

Thence North  $51^{\circ} 27' 30''$  East along said southwesterly right-of-way line, a distance of 9.00 feet to a point therein;

Thence South 30° 32' 30" East, a distance of 65.00 feet;

Thence South 59° 27' 30" West, a distance of 80.00 feet;

Thence North 30° 32' 30" West, a distance of 94.82 feet to the true point of beginning.

PREPARED UNDER MY SUPERVISION:

*Matthew E. Webb*

*8/30/91*

Matthew E. Webb, L.S. 5529

Date

Prepared by: *[Signature]*

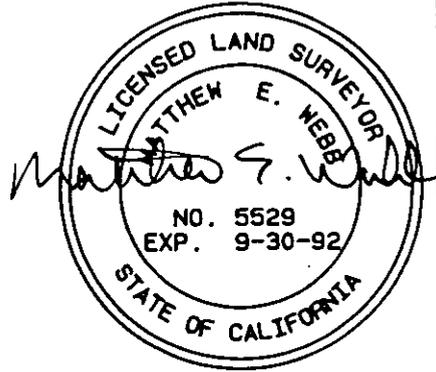
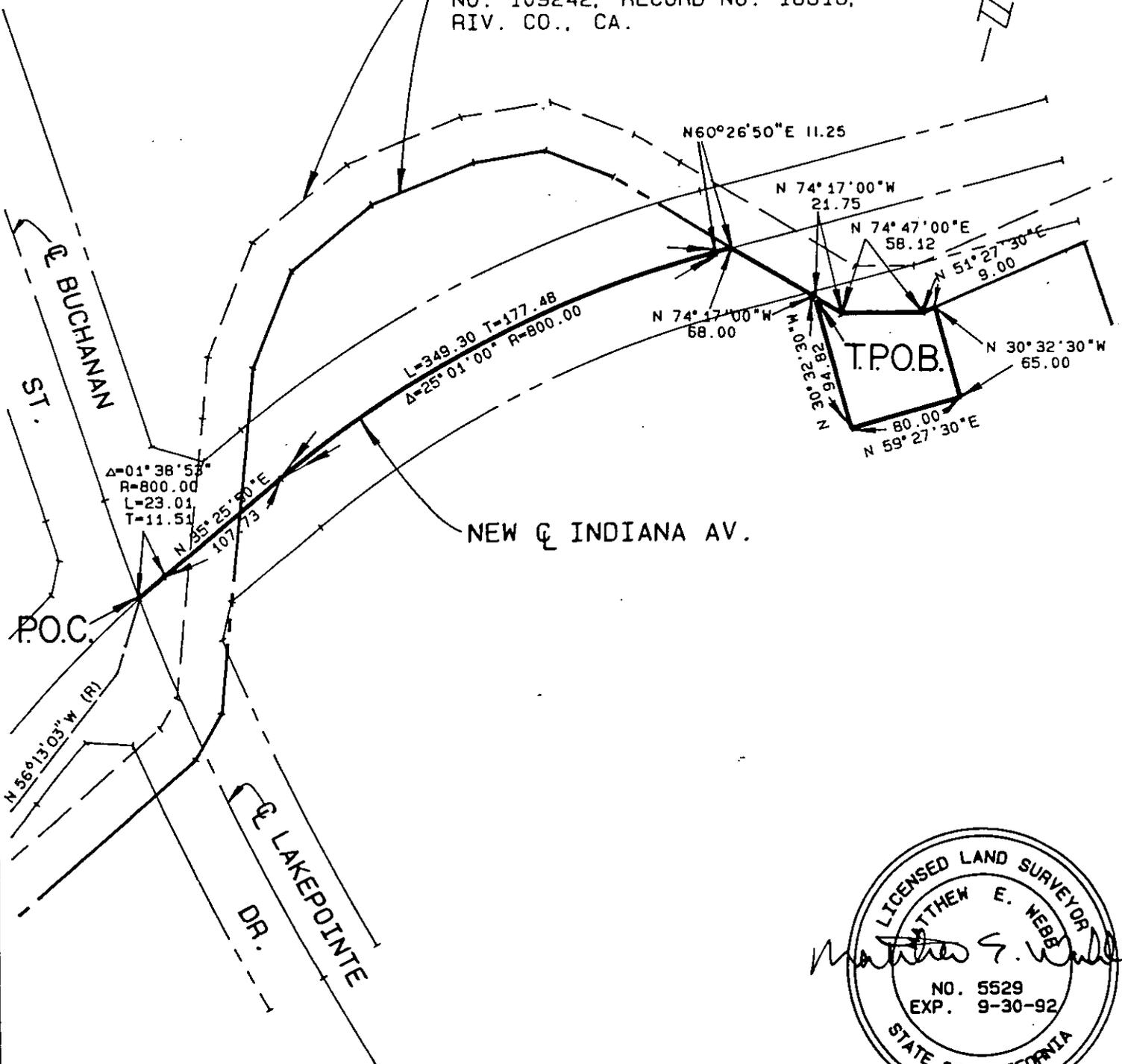
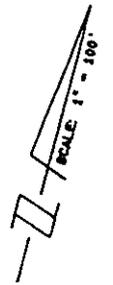
Checked by: *MEW*



DESCRIPTION APPROVAL *9/4/91*  
*George P. Hutchinson* by *[Signature]*  
 SURVEYOR, CITY OF RIVERSIDE

# EXHIBIT "B"

33.00 RIGHT-OF-WAY DEDICATED  
APRIL 6, 1989, AS RESOLUTION  
NO. 109242, RECORD NO. 16816,  
RIV. CO., CA.



## CITY OF RIVERSIDE

6A158

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

91-93

SCALE: 1" = 100'

DRAWN BY SJH DATE 8/6/91

SUBJECT: STORM DRAIN EASEMENT 13087