

238685

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 8:00 O'CLOCK  
JUN 10 1994  
Recorded in Official Records  
of Riverside County, California  
Recorder  
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: **Magnolia Ave. Storm Drain**  
**R.C.F.C. Channel to Ramona Dr.**

13691

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **RIVERSIDE COMMUNITY COLLEGE DISTRICT**, a Public Agency of the State of California, who acquired title as **RIVERSIDE JUNIOR COLLEGE SCHOOL DISTRICT**, as Grantor, grants to the CITY OF RIVERSIDE, a municipal corporation of the State of California, 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 located in the City of Riverside, County of Riverside, State of California, described as follows:

Parcel 1

**THE** northwesterly 40.00 feet of FAIRFAX AVENUE (vacated) of Map of RICHARDS TRACT; on file in Book 9 page 25 of Maps, records of Riverside County California;

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Area: 3,200 square feet

Parcel 2

That portion of Lot 3 in Block 2 of said RICHARDS TRACT, described as follows:

**BEGINNING** at the most westerly corner of said Lot 3;

**THENCE** South  $60^{\circ}39'09''$  East, along the southwesterly line of said lot, a distance of 40.00 feet;

**THENCE** North  $23^{\circ}46'57''$  West, a distance of 50.00 feet to the northwesterly line of said lot;

**THENCE** South  $29^{\circ}20'51''$  West, along said northwesterly line, a distance of 30.00 feet to said **POINT OF BEGINNING**.

Area: 600 square feet

Parcel 3

**THAT** portion of Lots 154 and 166 of the lands of the SOUTHERN CALIFORNIA COLONY ASSOCIATION, as shown by map recorded in Book 7 of Maps, at page 3 thereof, records of San Bernardino County, California, described as follows:

**COMMENCING** at the intersection of the centerline of **TERRACINA DRIVE** (formerly North Street) with the centerline of **MAGNOLIA AVENUE** as shown by map of THE POLY TRACT, on file in Book 8 of Maps, at page 56 thereof, records of Riverside County, California;

**THENCE** North  $42^{\circ}40'00''$  East, along said centerline of Magnolia Avenue, 350.50 feet;

**THENCE** South  $60^{\circ}31'12''$  East, 102.71 feet to a point in the southeasterly line of that certain parcel of land conveyed to the City of Riverside, a municipal corporation, by deed recorded October 29, 1940, in Book 481 Page 98 of Official Records of Riverside County, California; said point being the **TRUE POINT OF BEGINNING**;

**THENCE** North  $42^{\circ}40'00''$  East, along said southeasterly line, 13.87 feet;

**THENCE** South  $60^{\circ}31'12''$  East, 21.94 feet to the beginning of a tangent curve

concave northerly and having a radius of 37.50 feet;

**THENCE** easterly, northerly and northwesterly, along said curve, to the left, an arc length of 62.26 feet through a central angle of  $95^{\circ}07'55''$ ;

**THENCE** North  $24^{\circ}20'53''$  East, 23.55 feet;

**THENCE** North  $62^{\circ}19'18''$  East, 57.77 feet;

**THENCE** North  $25^{\circ}54'55''$  East, 175.00 feet;

**THENCE** North  $64^{\circ}05'05''$  West, 10.43 feet to said southeasterly line of said parcel of land conveyed to the City of Riverside;

**THENCE** North  $42^{\circ}40'00''$  East, along said southeasterly line and along the northeasterly prolongation of said southeasterly line, 304.95 feet;

**THENCE** South  $47^{\circ}08'45''$  East, 10.98 feet;

**THENCE** South  $40^{\circ}03'18''$  West, 298.70 feet;

**THENCE** South  $25^{\circ}54'55''$  West, 179.09 feet;

**THENCE** South  $62^{\circ}19'18''$  West, 57.55 feet;

**THENCE** South  $24^{\circ}20'53''$  West, 18.39 feet to the beginning of a tangent curve concave northerly and having a radius of 52.50 feet;

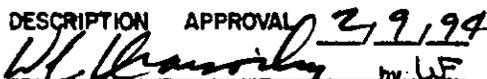
**THENCE** southwesterly, westerly and northwesterly, along said curve, through a central angle of  $95^{\circ}07'55''$  an arc length of 87.16 feet;

**THENCE** North  $60^{\circ}31'12''$  West, 25.45 feet to said southeasterly line of said parcel of land conveyed to the City of Riverside;

**THENCE** North  $42^{\circ}40'00''$  East, along said southeasterly line, 1.54 feet to said **TRUE POINT OF BEGINNING**.

**AREA: 10,694 square feet**

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

DESCRIPTION APPROVAL 29, 1994  
  
 SURVEYOR, CITY OF RIVERSIDE by LF



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 May 18, 1994

**RIVERSIDE COMMUNITY COLLEGE  
DISTRICT**, a Public Agency of the  
State of California

By   
Kathleen Daley-Howe  
Title President, Board of Trustees

By   
James L. Buisse  
Title Vice President, Admin. & Finance

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss

On May 18, 1994, before me Heidi F. Wills  
(date) (name)

a Notary Public in and for said State, personally appeared

Kathleen Daley-Howe and James L. Buysse  
Name(s) of Signer(s)

personally known to me - OR -  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

*Heidi F. Wills*  
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)

Title \_\_\_\_\_

Title \_\_\_\_\_

- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- ( ) Other

- ( ) Partner(s)
- ( ) General
- ( ) Limited

The party(ies) executing this document is/are representing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 6/2/94

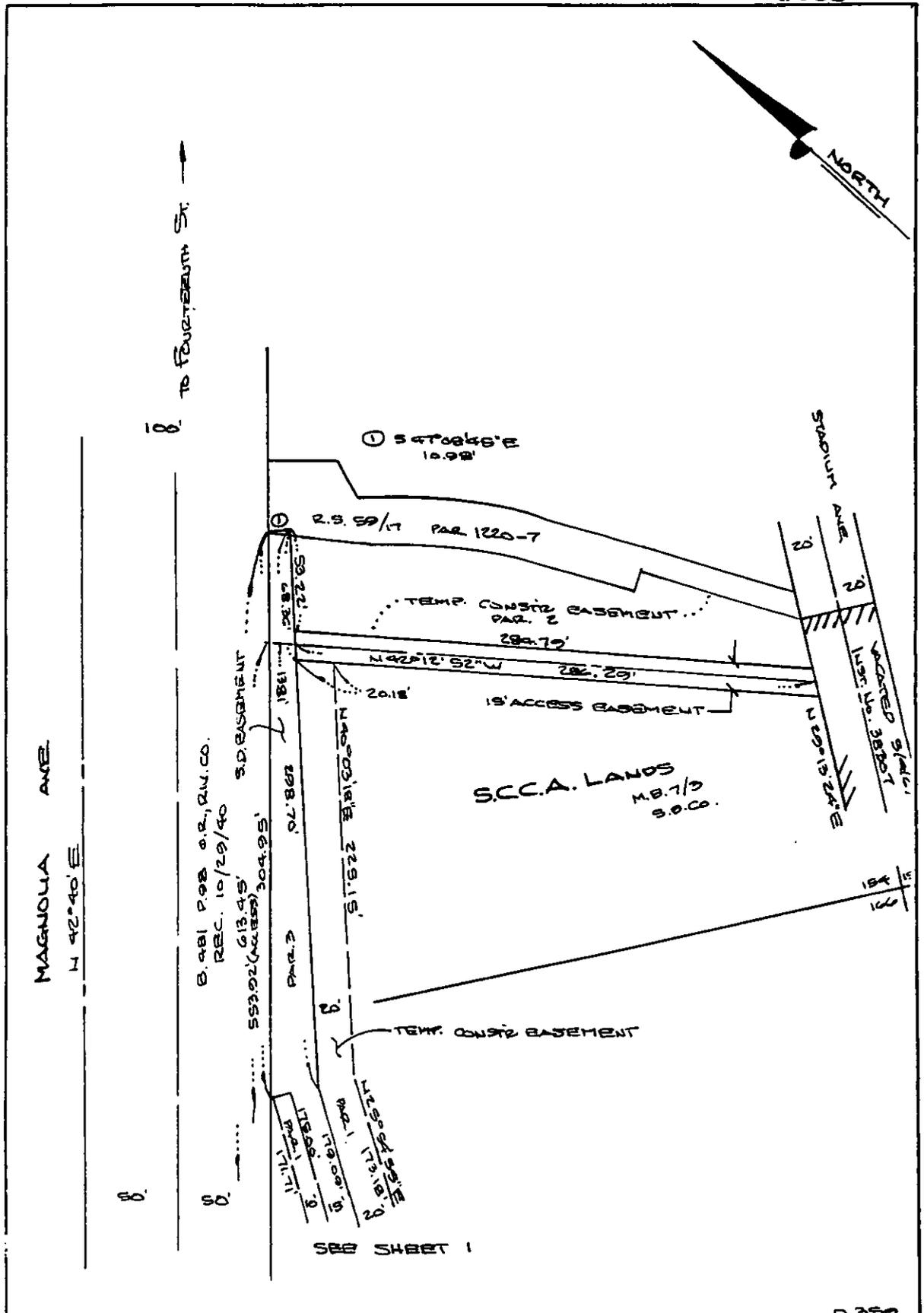
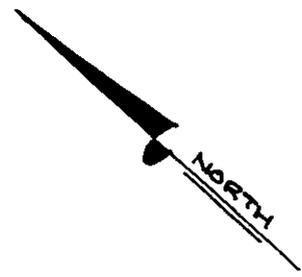
*[Signature]*  
Real Property Services Manager  
of the City of Riverside

magsd.esm

APPROVED AS TO FORM

*[Signature]*  
Stan T. Yamamoto, City Attorney



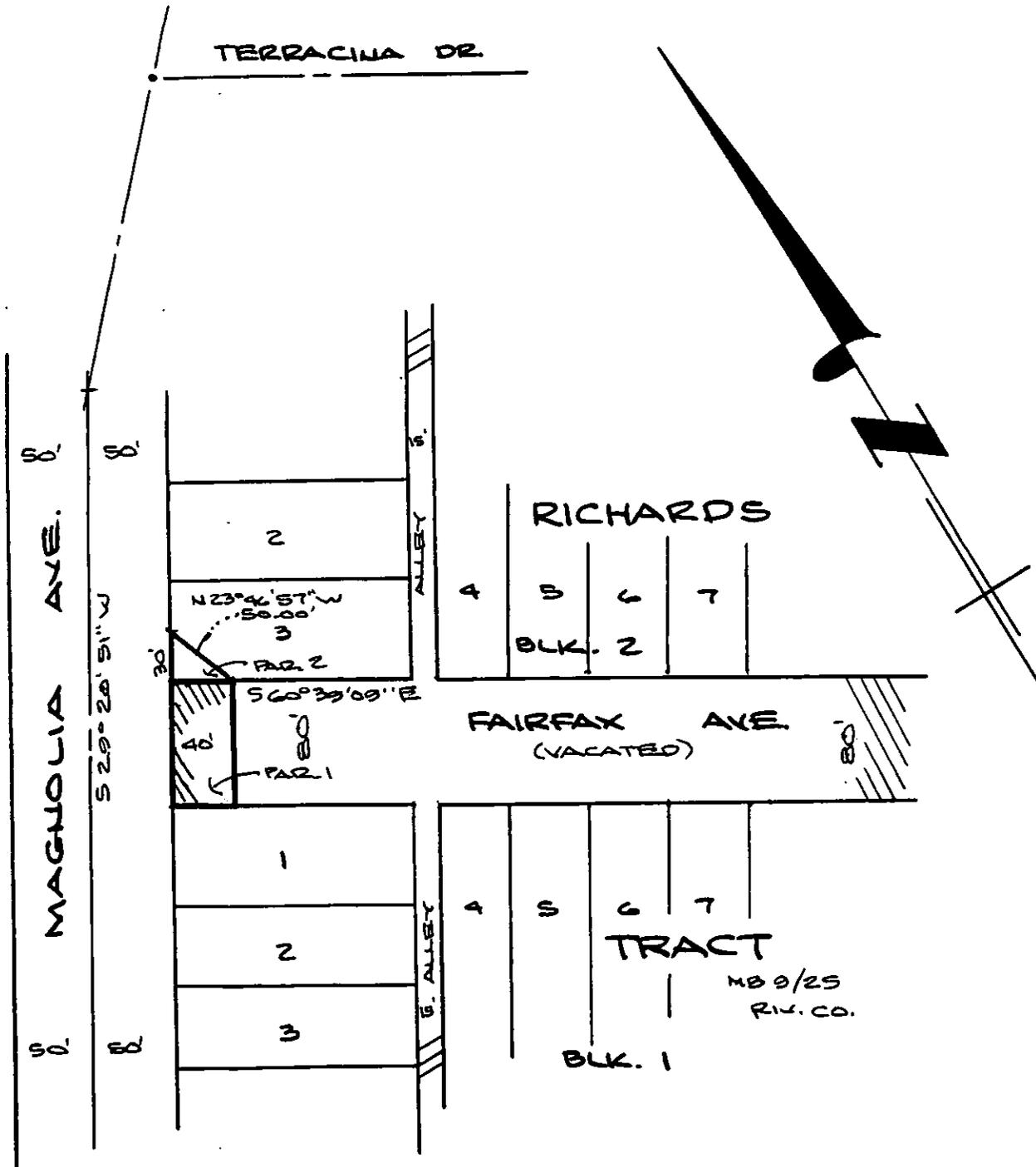


• CITY OF RIVERSIDE, CALIFORNIA •

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>2</u> OF <u>3</u>	<u>2/13/16</u>
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SCALE: 1" = 10'	DRAWN BY <u>F</u> DATE <u>1/19/24</u>	SUBJECT <u>MAGNOLIA AVE. S.D.</u>
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REVISOR 1/10/94

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SHEET 3 OF 3

2/16

SCALE: 1" = 100'

DRAWN BY [signature] DATE 11/9/93

SUBJECT MAGNOLIA S.D.

13691