

447023

RECEIVED FOR RECORD
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When recorded mail to:

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

NOV 22 1996 *CPD*

Recorded in Official Records
of Riverside County, California
Recorder

Fees \$ 0.00

me
0

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: RZ-45-889

D - 111 11

GRANT OF EASEMENT

EDGEMONT COMMUNITY SERVICES DISTRICT, a political subdivision of the County of Riverside, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant 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 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 OCTOBER 24 1996

EDGEMONT COMMUNITY SERVICES DISTRICT, a political subdivision of the County of Riverside

By

Title PRESIDENT

By

Title SECRETARY

GENERAL ACKNOWLEDGEMENT

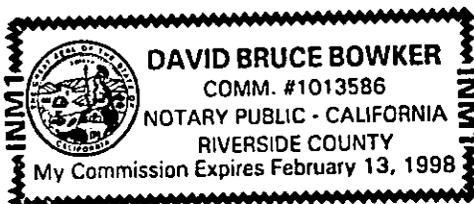
State of California }
County of RIVERSIDE } ss

On 10-24-96, before me DAVID BRUCE BOWKER
(date) (name)

a Notary Public in and for said State, personally appeared

MICHAEL ADDIE AND VIRGINIA-LOU RAHN
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.

David Bruce Bowker
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:

CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)

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 11/13/96

CITY OF RIVERSIDE

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

EDGEMONT.GOE

[Signature]
APPROVED AS TO FORM AND CONTENT
CITY ATTORNEY

EXHIBIT "A"

447023

That portion of the northwest quarter of Section 10, Township 3 South, Range 4 West, San Bernardino Meridian, described as follows:

Commencing at the southwest corner of said northwest quarter, said point also being the northwest corner of Parcel 22 of Parcel Map No. 24536 as shown by map on file in Book 162 of Parcel Maps at pages 91 through 98 inclusive thereof, Records of Riverside County, California;

Thence North 89° 34' 03" East along the north line of said Parcel 22 and along the north line of Parcel 23 of said Parcel Map, a distance of 125.45 feet for the TRUE POINT OF BEGINNING, said point being on the southeasterly corner of that certain Grant of Easement conveyed to the City of Riverside by deed recorded November 3, 1995 as Instrument No. 369801, Official Records of Riverside County, California;

Thence continuing North 89° 34' 03" East along said north line and along the north line of Parcel 23 and Parcel 24 of said Parcel Map, a distance of 1967.33 feet to a point on the westerly right-of-way line of Parcel No. 8052-2 of Interstate Highway 215 as shown on State of California Right-of-Way Map No. 451200-10;

Thence North 01° 10' 40" West along said right-of-way line, a distance of 15.00 feet to a point thereon;

Thence South 89° 34' 03" West along the boundary line of Parcel 1 of Record of Survey as shown in Book 53 of Record of Surveys at page 22 thereof, Records of Riverside County, California, a distance of 1139.15 feet to an angle point thereon;

Thence North 00° 11' 35" West along said boundary line, a distance of 27.00 feet to a point in a line parallel with and distant northeasterly 84 feet, measured at a right angle from the southerly line of said Parcel 23;

Thence South 89° 34' 03" West along said parallel line, a distance of 553.21 feet to the beginning of a tangent curve, concave to the south, having a radius of 623.39 feet;

Thence westerly along said curve, to the left, through a central angle of 18° 33' 43", an arc distance of 201.96 feet to the end thereof;

Thence North 60° 35' 52" West, a distance of 104.69 feet to a point on a curve, concave to the east, having a radius of 1345.13 feet, said point also being on the easterly line of said Grant of Easement conveyed to the City of Riverside, the radial line at said point bears South 77° 47' 55" West;

Thence southerly along said curve and along said easterly line, to the left, through a central angle of 02° 41' 48", an arc distance of 63.31 feet to the TRUE POINT OF BEGINNING, the radial line at said point bears South 75° 06' 07" West.

Containing 1.13 acres, more or less.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb

Matthew E. Webb, L.S. 5529

10/16/96
Date

Prepared By: *[Signature]*
Checked By: *[Signature]*

DESCRIPTION APPROVAL: *10/31/96*

[Signature]
SURVEYOR CITY OF RIVERSIDE



EXHIBIT "B"

NW 1/4, SEC. 10
T.3S.,R.4W.,S.B.M.

PAR. 3
P.M.B. 14/3

N01°10'40"W 15.00'

N89°34'03"E 1139.15'

PAR. 23

N89°34'03"E 1967.33' COTTONWOOD AVE.
PAR. 24

PAR. 9

PAR. 29

PAR. 11

P.M.B. 162/91-98

PAR. 12

SEE SHEET 1

INTERSTATE HIGHWAY 215



ALBERT A
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS



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

90-30000
058

SCALE: 1" = 200'

DRWN BY [Signature]
CHKD BY [Signature]

DATE 10/14/96
DATE 10/16/96

SUBJECT: **R/W ACQUISITION**

73-6

14041