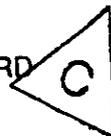


447025

RECEIVED FOR RECORD
AT 8:00 O'CLOCK



When recorded mail to:

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

NOV 22 1996

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$ 0

ME
⊖

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 - 22710

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 *pedestrian sidewalk, landscape and public utility facilities*, together with all rights to construct and maintain sewers, drains and other improvements consistent with the use as a public street, 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 [Signature]

Title PRESIDENT

By [Signature]

Title SECRETARY

GENERAL ACKNOWLEDGEMENT

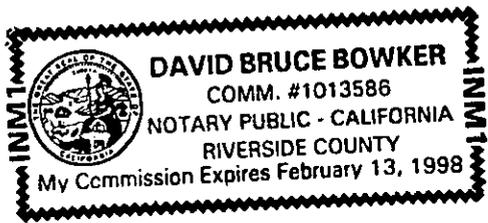
State of California }
County of RIVERSIDE } ss

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.

Lois Marie Dork
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

John Head
Real Property Services Manager
of the City of Riverside

EDGEMONT.SID

APPROVED AS TO FORM
[Signature]
ASST. CITY ATTORNEY

EXHIBIT "A"

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 $89^{\circ} 34' 03''$ 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 to a point thereon, said point being 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, said point also being the beginning of a non-tangent curve, concave to the east, having a radius of 1345.13 feet, the radial line at said point bears South $75^{\circ} 06' 07''$ West;

Thence northerly along the easterly line of said Grant of Easement conveyed as aforesaid and along said curve, to the right, through a central angle of $02^{\circ} 41' 48''$, an arc distance of 63.31 for the TRUE POINT OF BEGINNING, the radial line at said point bears South $77^{\circ} 47' 56''$ West;

Thence continuing along said easterly line and along said curve to the right, through a central angle of $00^{\circ} 06' 50''$, an arc distance of 2.67 feet to a point thereon, the radial line at said point bears South $77^{\circ} 54' 45''$ West;

Thence South $60^{\circ} 35' 52''$ East, a distance of 105.56 feet to the beginning of a non-tangent curve, concave to the south, having a radius of 625.39 feet, said curve being tangent at its easterly terminus to a line parallel with and distant northerly 86.00 feet, measured at right angles, from the southerly line of said Parcel 23, the radial line of said point bears North $18^{\circ} 54' 43''$ West;

Thence easterly along said curve, to the right, through a central angle of $18^{\circ} 28' 46''$, an arc distance of 201.71 feet to a point in said parallel line;

Thence North $89^{\circ} 34' 03''$ East along said parallel line, a distance of 553.21 feet to a point on the boundary line of Parcel 1 of Record of Survey as shown by map on file in Book 53 of Record of Surveys at page 22 thereof, Records of Riverside County, California;

Thence South $00^{\circ} 11' 35''$ East along said boundary line, a distance of 2.00 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 $89^{\circ} 34' 03''$ 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 $18^{\circ} 33' 43''$, an arc distance of 201.96 feet to the end thereof;

Thence North 60° 35' 52" West, a distance of 104.69 feet to the TRUE POINT OF BEGINNING.

Containing 1720 square feet, more or less.

PREPARED UNDER MY SUPERVISION

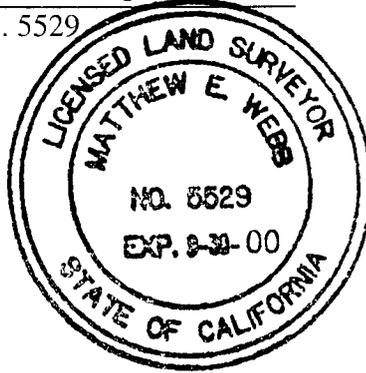
Matthew E. Webb

Matthew E. Webb, L.S. 5529

10/22/96

Date

Prepared By: gag
Checked By: [Signature]

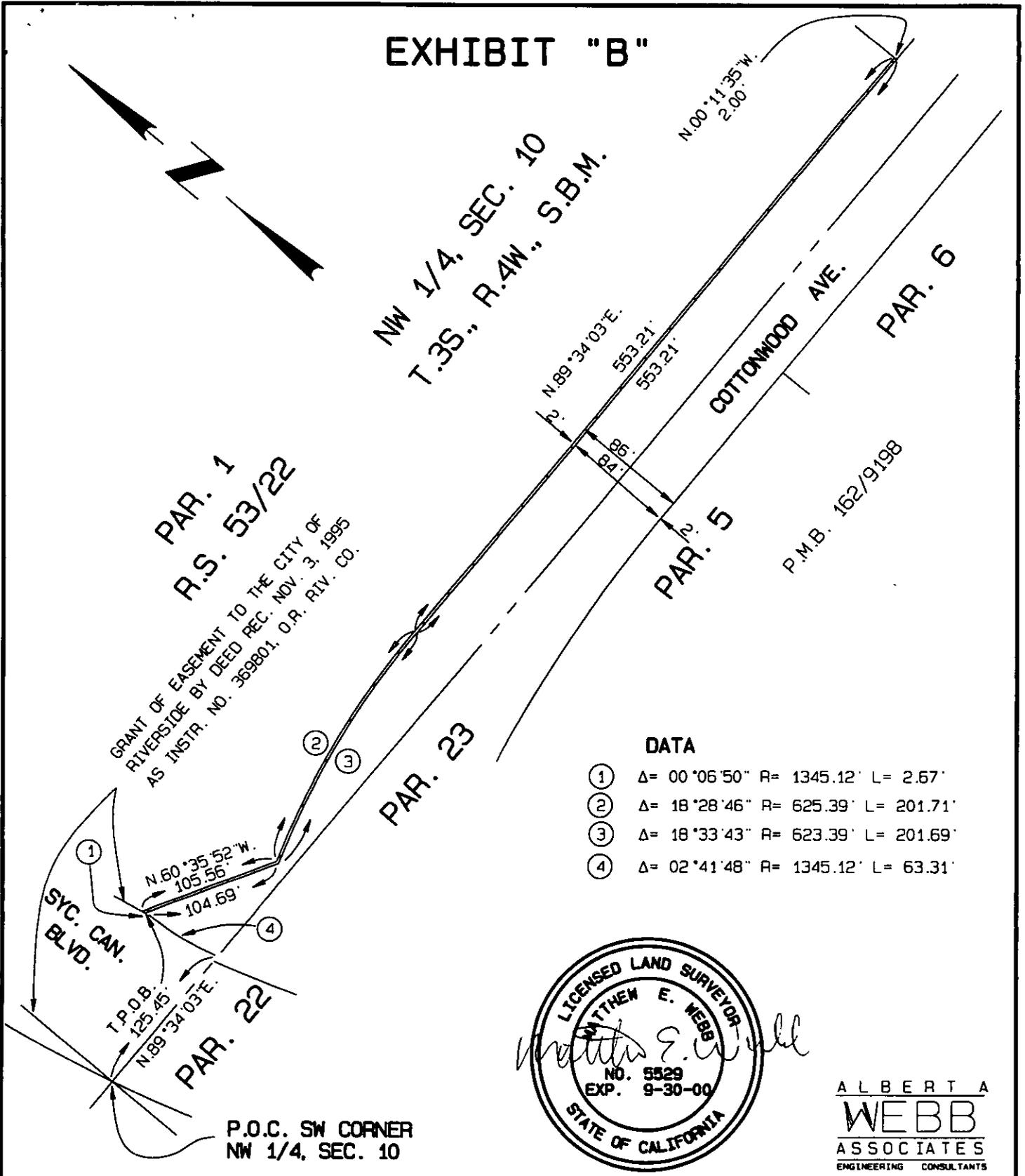


DESCRIPTION APPROVAL

10.31.96

[Signature]
SURVEYOR - COUNTY OF RIVERSIDE

EXHIBIT "B"



PAR. 1
R.S. 53/22
GRANT OF EASEMENT TO THE CITY OF RIVERSIDE BY DEED REC. NOV. 3, 1995 AS INSTR. NO. 369801, O.R. RIV. CO.

DATA

①	Δ= 00°06'50" R= 1345.12' L= 2.67'
②	Δ= 18°28'46" R= 625.39' L= 201.71'
③	Δ= 18°33'43" R= 623.39' L= 201.69'
④	Δ= 02°41'48" R= 1345.12' L= 63.31'



ALBERT A
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

P.O.C. SW CORNER
NW 1/4, SEC. 10

CITY OF RIVERSIDE, CALIFORNIA

73-6

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

90-30000
058

SCALE: 1" = 100' DRAWN BY *[Signature]* DATE 10/22/96 SUBJECT: LANDSCAPE/SIDEWALK EASEMENT
CHKD BY *[Signature]* DATE 10/22/96