

When recorded mail to:

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

DOC # 2010-0142226
03/30/2010 08:00A Fee:NC
Page 1 of 17
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



FREE RECORDING

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

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			17						
M	A	L	465	426	PCOR	NCOR	SM	NCHG	EXAM
NCHG					T		CTY	UNI	5/3

Project: Tequesquite Sewer
APN: 217-080-017 & 024, 217-122-002, 217-300-015
219-036-001, 003, 004, 006, 007, 008 & 009,
219-044-004, 219-080-001, 219-091-001,
219-102-009, 011 & 013

D- 16444



EASEMENT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged RIVERSIDE COMMUNITY COLLEGE DISTRICT, a Public Agency of the State of California, which acquired title as Riverside Community College District, Riverside Community College District, a Public Agency of the State of California, Riverside Junior College School District, a Public School District and Riverside Junior College School District of Riverside County, as Grantor, hereby 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 SANITARY SEWER FACILITIES, together with all necessary appurtenances, in, under, upon, over and along that certain real property 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 SANITARY SEWER FACILITIES.

Dated March 11, 2010

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

By: _____

By: _____

Print Name: _____

Print Name: James L. Buysse
Vice Chancellor,

Title: _____

Title: Administration & Finance

**APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE**

[Signature]
Deputy City Attorney



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ACKNOWLEDGEMENT

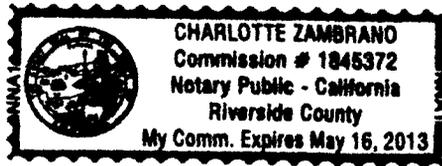
State of California,
County of Riverside } ss

On March 11, 2010, before me Charlotte Zambrano, Notary Public, personally appeared James L. Buysa who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Charlotte Zambrano
Notary Signature



**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. 21027 of said City Council adopted September 6, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

DATED 3/23/2010

CITY OF RIVERSIDE

By: Amelia M. Valeri



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EXHIBIT "A"

SANITARY SEWER EASEMENT

A.P.N. PORS. 217-080-017, 021, 217-122-002,
219-036-001, 003, 007, 008, 009, 219-044-004,
219-080-001, 219-101-002, 219-102-009 & 011

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF LOTS 154, 155, 167, 168, 172 AND LOT 173 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN ON A MAP FILED IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO CALIFORNIA, AND THAT PORTION OF CUTTLE & WILSON SUBDIVISION, AS SHOWN ON A MAP FILED IN BOOK 11, PAGE 45 OF MAPS, RECORDS OF SAID SAN BERNARDINO COUNTY, AND THAT PORTION OF D.C. TWOGOOD'S ORANGE GROVE TRACT, AS SHOWN ON A MAP FILED IN BOOK 7, PAGE 42 OF MAPS, RECORDS OF SAID SAN BERNARDINO COUNTY, AND THAT PORTION OF PROSPECT PLACE, AS SHOWN ON A MAP FILED IN BOOK 5, PAGE 88 OF MAPS, RECORDS OF SAID SAN BERNARDINO COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STRIP 1:

A STRIP OF LAND 20.00 FEET IN WIDTH, LYING WITHIN THAT PORTION OF SAID LOTS 168, 172 AND 173 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, THAT PORTION OF SAID D.C. TWOGOOD'S ORANGE GROVE TRACT, AND THAT PORTION OF SAID PROSPECT PLACE, THE CENTERLINE OF SAID STRIP OF LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF BROCKTON AVENUE AND THE CENTERLINE OF FOURTEENTH STREET, SAID INTERSECTION BEING MARKED BY A POINT ON THE LID OF A SEWER MANHOLE ESTABLISHED BY TIES AND STRADDLERS AS SHOWN ON CITY OF RIVERSIDE TIE PLAT NO. 9322;

THENCE SOUTH 19°15'01"EAST 4077.47 FEET TO THE INTERSECTION OF THE CENTERLINE OF BROOKS STREET AND THE CONSTRUCTION CENTERLINE OF OLIVEWOOD AVENUE, MARKED WITH A ¾" IRON PIPE AND CITY OF RIVERSIDE TAG, AS SHOWN ON THE MAP OF TRACT NO. 17488, FILED IN BOOK 123, PAGES 91 THROUGH 93 OF MAPS, RECORDS OF SAID RIVERSIDE COUNTY;

THENCE NORTH 30°07'58" EAST 50.41 FEET ALONG SAID CONSTRUCTION CENTERLINE;

THENCE LEAVING SAID CONSTRUCTION CENTERLINE, NORTH 26°24'35" WEST 52.74 FEET TO A POINT ON THE NORTHWESTERLY LINE OF OLIVEWOOD AVENUE HEREINAFTER DESIGNATED AS POINT "A", SAID POINT ALSO BEING THE **POINT OF BEGINNING** OF THIS CENTERLINE DESCRIPTION;

THENCE LEAVING SAID NORTHWESTERLY LINE OF OLIVEWOOD AVENUE, NORTH 26°22'19" WEST 336.55 FEET TO A POINT HEREINAFTER DESIGNATED AS POINT "B";

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THENCE NORTH 29°33'52" EAST 46.87 FEET A POINT HEREINAFTER DESIGNATED AS POINT "C";

THENCE CONTINUING NORTH 29°33'52" EAST 1112.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 213.50 FEET, A LINE RADIAL TO SAID BEGINNING OF CURVE BEARS NORTH 74°29'59" EAST;

THENCE NORTHWESTERLY 70.22 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°50'44";

THENCE NORTH 34°20'45" WEST 115.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 241.00 FEET;

THENCE NORTHWESTERLY 115.44 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°26'39";

THENCE NORTH 61°47'25" WEST 241.97 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET;

THENCE WESTERLY 115.81 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°35'47" TO A POINT OF REVERSE CURVATURE WITH A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 210.00 FEET, A LINE RADIAL TO SAID BEGINNING OF CURVE BEARS SOUTH 03°23'12" EAST;

THENCE WESTERLY 68.90 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°47'51" TO THE END OF SAID CURVE AND TO A POINT HEREINAFTER DESIGNATED AS POINT "D";

THENCE NORTH 49°35'28" WEST, ALONG A LINE NON-TANGENT TO THE END OF SAID LAST MENTIONED CURVE, A DISTANCE OF 54.86 FEET TO A POINT HEREINAFTER DESIGNATED AS POINT "E";

THENCE NORTH 55°42'14" WEST 335.95 FEET TO THE SOUTHEASTERLY LINE OF PROSPECT AVENUE, AS SHOWN ON SAID MAP OF PROSPECT PLACE, AND THE **TERMINUS** OF STRIP 1, SAID SOUTHEASTERLY LINE ALSO BEING THE NORTHWESTERLY LINE OF PARCEL "B" AS DESCRIBED IN RESOLUTION NO. 18533 OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, PER DOCUMENT RECORDED NOVEMBER 3, 1994, AS INSTRUMENT NO. 420914 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THE SIDELINES OF SAID STRIP 1 SHALL BE EXTENDED OR SHORTENED SO AS TO TERMINATE SOUTHEASTERLY AT SAID NORTHWESTERLY LINE OF OLIVEWOOD AVENUE, AND EXTENDED OR SHORTENED SO AS TERMINATE NORTHWESTERLY AT SAID SOUTHEASTERLY LINE OF PROSPECT AVENUE.

STRIP 2:

A STRIP OF LAND 20.00 FEET IN WIDTH, LYING WITHIN THAT PORTION OF SAID LOT 154 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, AND THAT PORTION OF LOT 1 IN BLOCK 6 AND STADIUM AVENUE (FORMERLY CYPRESS AVENUE), VACATED, OF SAID PROSPECT PLACE, THE CENTERLINE OF SAID STRIP OF LAND DESCRIBED AS FOLLOWS:

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BEGINNING AT THE TERMINUS OF STRIP 1, AS DESCRIBED ABOVE;

THENCE NORTH 55°42'14" WEST 147.42 FEET THROUGH PROSPECT AVENUE OF SAID PROSPECT PLACE TO THE WESTERLY LINE OF SAID PROSPECT AVENUE AND THE **POINT OF BEGINNING** OF THIS CENTERLINE DESCRIPTION;

THENCE NORTH 55°42'14" WEST 151.92 FEET TO A POINT HEREINAFTER DESIGNATED AS POINT "F";

THENCE NORTH 77°36'49" WEST 125.19 FEET TO A POINT HEREINAFTER DESIGNATED AS POINT "G";

THENCE NORTH 77°36'49" WEST 109.05 FEET;

THENCE NORTH 49°48'57" WEST 88.79 FEET TO THE SOUTHEASTERLY LINE OF MAGNOLIA AVENUE (120 FEET IN WIDTH) AND THE **TERMINUS** OF STRIP 2; SAID SOUTHEASTERLY LINE OF MAGNOLIA AVENUE BEING ESTABLISHED BY RESOLUTION NO. 21022 OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, PER DOCUMENT RECORDED MARCH 16, 2006, PER DOCUMENT NO. 2006-0189493 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THE SIDELINES OF SAID STRIP 2 SHALL BE EXTENDED OR SHORTENED SO AS TO TERMINATE SOUTHEASTERLY AT SAID WESTERLY LINE OF PROSPECT AVENUE, AND EXTENDED OR SHORTENED SO AS TERMINATE NORTHWESTERLY AT SAID SOUTHEASTERLY LINE OF MAGNOLIA AVENUE.

STRIP 3:

A STRIP OF LAND 20.00 FEET IN WIDTH, LYING WITHIN THAT PORTION OF SAID LOTS 154 AND 155 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, THE CENTERLINE OF SAID STRIP OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE TERMINUS OF STRIP 2, AS DESCRIBED ABOVE;

THENCE NORTH 49°48'57" WEST 120.16 FEET THROUGH SAID MAGNOLIA AVENUE TO THE NORTHWESTERLY LINE OF SAID MAGNOLIA AVENUE (120 FEET IN WIDTH) AND THE **POINT OF BEGINNING** OF THIS CENTERLINE DESCRIPTION; SAID NORTHWESTERLY LINE OF MAGNOLIA AVENUE BEING ESTABLISHED SAID BY RESOLUTION NO. 21022;

THENCE LEAVING SAID NORTHWESTERLY LINE, NORTH 49°48'57" WEST 49.99 FEET TO A POINT HEREINAFTER DESIGNATED AS POINT "H";

THENCE NORTH 49°48'55" WEST 385.45 FEET;

THENCE NORTH 61°51'17" WEST 372.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 200.00 FEET, A LINE RADIAL TO SAID BEGINNING OF CURVE BEARS NORTH 57°25'46" EAST;

THENCE NORTHWESTERLY 44.83 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°50'30" TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 155, DISTANT THEREON 21.93 FEET SOUTHWESTERLY FROM THE INTERSECTION OF SAID NORTHWESTERLY LINE OF LOT 155 WITH THAT CERTAIN LINE DESCRIBED IN PARCEL A OF THOSE CERTAIN PARCELS OF LAND DESCRIBED IN GRANT OF EASEMENT DOCUMENT

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RECORDED APRIL 5, 1996, AS INSTRUMENT NO. 124329 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, AND THE **TERMINUS** OF STRIP 3.

THE SIDELINES OF SAID STRIP 3 SHALL BE EXTENDED OR SHORTENED SO AS TO TERMINATE SOUTHEASTERLY AT SAID NORTHWESTERLY LINE OF MAGNOLIA AVENUE, AND EXTENDED OR SHORTENED SO AS TERMINATE NORTHWESTERLY AT SAID NORTHWESTERLY LINE OF LOT 155.

STRIP 4:

A STRIP OF LAND 20.00 FEET IN WIDTH, LYING WITHIN THAT PORTION OF LOT 54, LOT 70 AND THAT CERTAIN 15 FOOT WIDE ALLEY LYING BETWEEN SAID LOTS 54 AND 70 OF SAID CUTTLE AND WILSON'S SUBDIVISION, THE CENTERLINE OF SAID STRIP OF LAND DESCRIBED AS FOLLOWS:

COMMENCING AT POINT "A", AS DESCRIBED ABOVE;

THENCE SOUTH 26°24'35" EAST 142.96 FEET TO A POINT ON THE CENTERLINE OF SAID BROOKS STREET OF SAID MAP OF CUTTLE AND WILSON'S SUBDIVISION;

THENCE SOUTH 60°22'28" EAST 85.73 FEET ALONG SAID CENTERLINE;

THENCE LEAVING SAID CENTERLINE, NORTH 30°05'40" EAST 25.00 FEET TO THE NORTHERLY LINE OF SAID BROOKS STREET AND THE **POINT OF BEGINNING** OF THIS CENTERLINE DESCRIPTION;

THENCE LEAVING SAID NORTHERLY LINE, NORTH 30°05'40" EAST 17.38 FEET;

THENCE SOUTH 87°48'55" EAST 44.25 FEET TO THE **TERMINUS** OF STRIP 4.

STRIP 5:

A STRIP OF LAND 20.00 FEET IN WIDTH, LYING WITHIN THAT PORTION OF SAID LOTS 172 AND 173 OF SAID LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, THE CENTERLINE OF SAID STRIP OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT POINT "B", AS DESCRIBED ABOVE;

THENCE SOUTH 74°24'06" WEST 42.04 FEET TO THE **TERMINUS** OF STRIP 5.

STRIP 6:

A STRIP OF LAND 20.00 FEET IN WIDTH, LYING WITHIN THAT PORTION OF SAID LOT 173 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, AND A PORTION OF SAID CUTTLE AND WILSON'S SUBDIVISION, THE CENTERLINE OF SAID STRIP OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT POINT "C", AS DESCRIBED ABOVE;

THENCE NORTH 60°26'04" WEST 32.51 FEET TO THE **TERMINUS** OF STRIP 6.

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STRIP 7:

A STRIP OF LAND 20.00 FEET IN WIDTH, LYING WITHIN THAT PORTION OF SAID PROSPECT PLACE, A PORTION OF BLOCK 7 OF SAID D.C. TWOGOOD'S ORANGE GROVE TRACT, AND A PORTION OF SAID LOTS 167 AND 168 OF SAID LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, THE CENTERLINE OF SAID STRIP OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT POINT "D", AS DESCRIBED ABOVE;

THENCE SOUTH 11°07'40" WEST 79.94 FEET;

THENCE SOUTH 28°17'20" WEST 117.41 FEET TO THE **TERMINUS** OF STRIP 7.

STRIP 8:

A STRIP OF LAND 20.00 FEET IN WIDTH, LYING WITHIN THAT PORTION OF SAID PROSPECT PLACE, THE CENTERLINE OF SAID STRIP OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT POINT "E", AS DESCRIBED ABOVE;

THENCE NORTH 34°17'46" EAST 22.11 FEET;

THENCE NORTH 54°03'17" WEST 301.24 FEET TO SAID SOUTHEASTERLY LINE OF PROSPECT AVENUE, AND THE **TERMINUS** OF STRIP 8;

THE SIDELINES OF SAID STRIP 8 SHALL BE EXTENDED OR SHORTENED SO AS TO TERMINATE NORTHWESTERLY AT SAID SOUTHEASTERLY LINE OF PROSPECT AVENUE.

STRIP 9:

A STRIP OF LAND 20.00 FEET IN WIDTH, LYING WITHIN THAT PORTION OF SAID LOT 154 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION AND LYING WITHIN THAT PORTION OF SAID PROSPECT PLACE, THE CENTERLINE OF SAID STRIP OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT POINT "F", AS DESCRIBED ABOVE;

THENCE NORTH 76°40'00" EAST 43.05 FEET TO THE **TERMINUS** OF STRIP 9.

STRIP 10:

A STRIP OF LAND 20.00 FEET IN WIDTH, LYING WITHIN THAT PORTION OF SAID LOT 154 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, THE CENTERLINE OF SAID STRIP OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT POINT "G", AS DESCRIBED ABOVE;

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THENCE SOUTH 02°06'00" WEST 160.77 FEET TO THE **TERMINUS** OF STRIP 10.

STRIP 11:

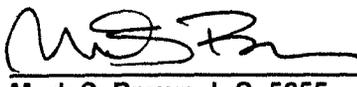
A STRIP OF LAND 20.00 FEET IN WIDTH, LYING WITHIN THAT PORTION OF SAID LOT 154 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, THE CENTERLINE OF SAID STRIP OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT POINT "H", AS DESCRIBED ABOVE;

THENCE SOUTH 44°50'20" WEST 28.35 FEET;

THENCE SOUTH 13°41'13" WEST 20.00 FEET TO THE **TERMINUS** OF STRIP 11.

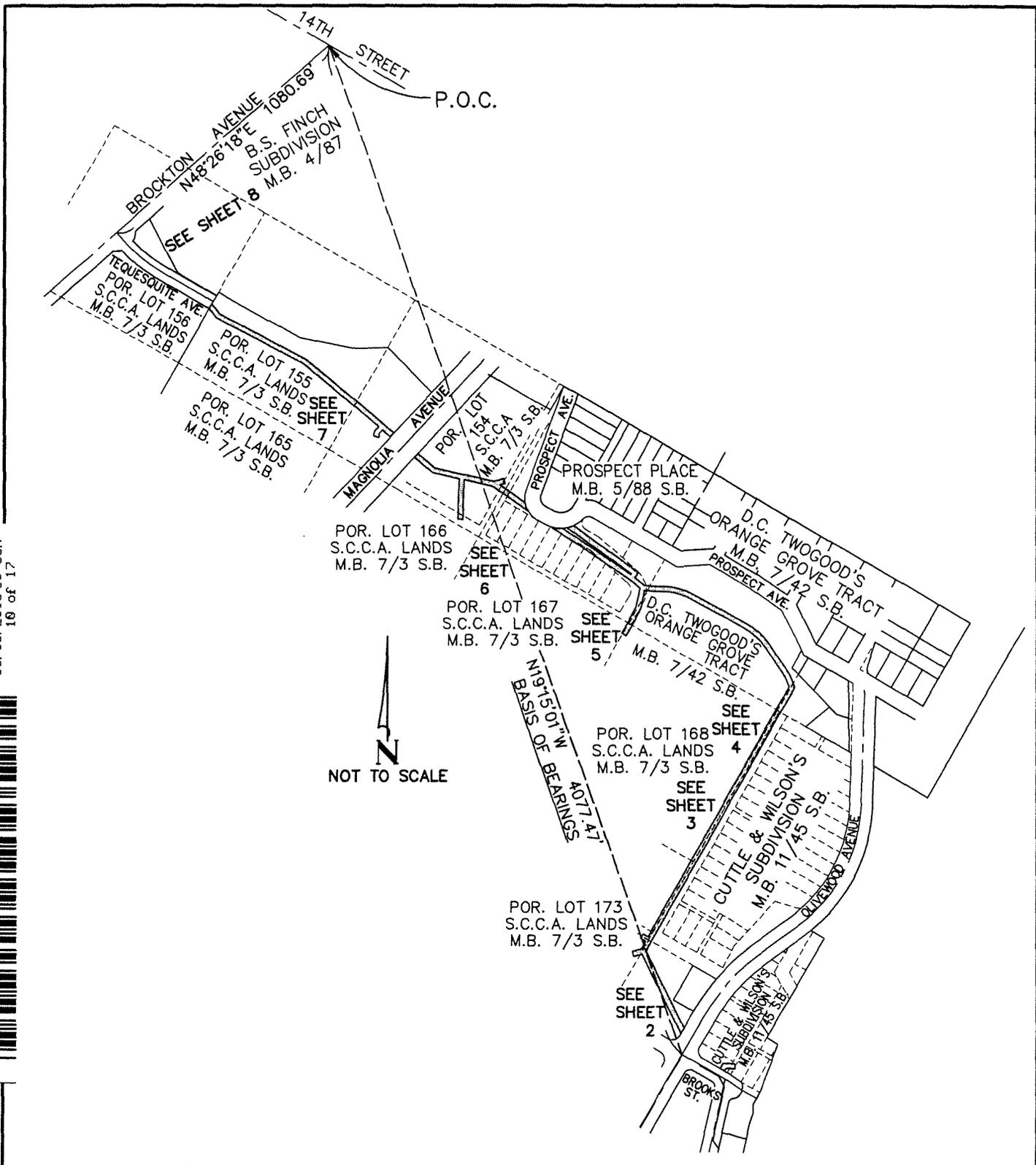
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 2/18/2010 Date kgc Prep.

Mark S. Brown, L.S. 5655
License Expires 9/30/11



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N
 NOT TO SCALE

CITY OF RIVERSIDE

PUBLIC WORKS DEPARTMENT

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 8

W.O.

SCALE: N.T.S.

DRWN BY: GG, INC. DATE: 3/12/10

SUBJECT: SEWER EASEMENT

16444

SEE SHEET 3

☉ STRIP 5
N74°24'06"E
42.04'

POR. LOT 173
S.C.C.A. LANDS
M.B. 7/3 S.B.

POR. LOT 172
S.C.C.A. LANDS
M.B. 7/3 S.B.

P.O.B.
STRIP 1, &
POINT "A"

N30°07'58"E
50.41'

N26°24'35"W
52.74'

CUTTLE & WILSON'S
SUBDIVISION
M.B. 11/45 S.B.

POINT "B"
P.O.B.-STRIP 4

LOT 20
TRACT NO.
17488
M.B. 123/91-93

LOT 21

LOT 22

OLIVEWOOD AVENUE

BROOKS ST.

BROOKS STREET

NOT TO SCALE

- L1 N26°24'35"W
142.96'
- L2 N60°22'28"W
85.73'
- L3 N30°05'40"E
25.00'
- L4 N30°05'40"E
17.38'
- L5 N87°48'55"W
44.25'
- L6 N26°22'19"W
336.55'
- L7 N29°33'52"E
46.87'
- L8 N29°33'52"E
1112.11'

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CITY OF RIVERSIDE

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SHEET 2 OF 8

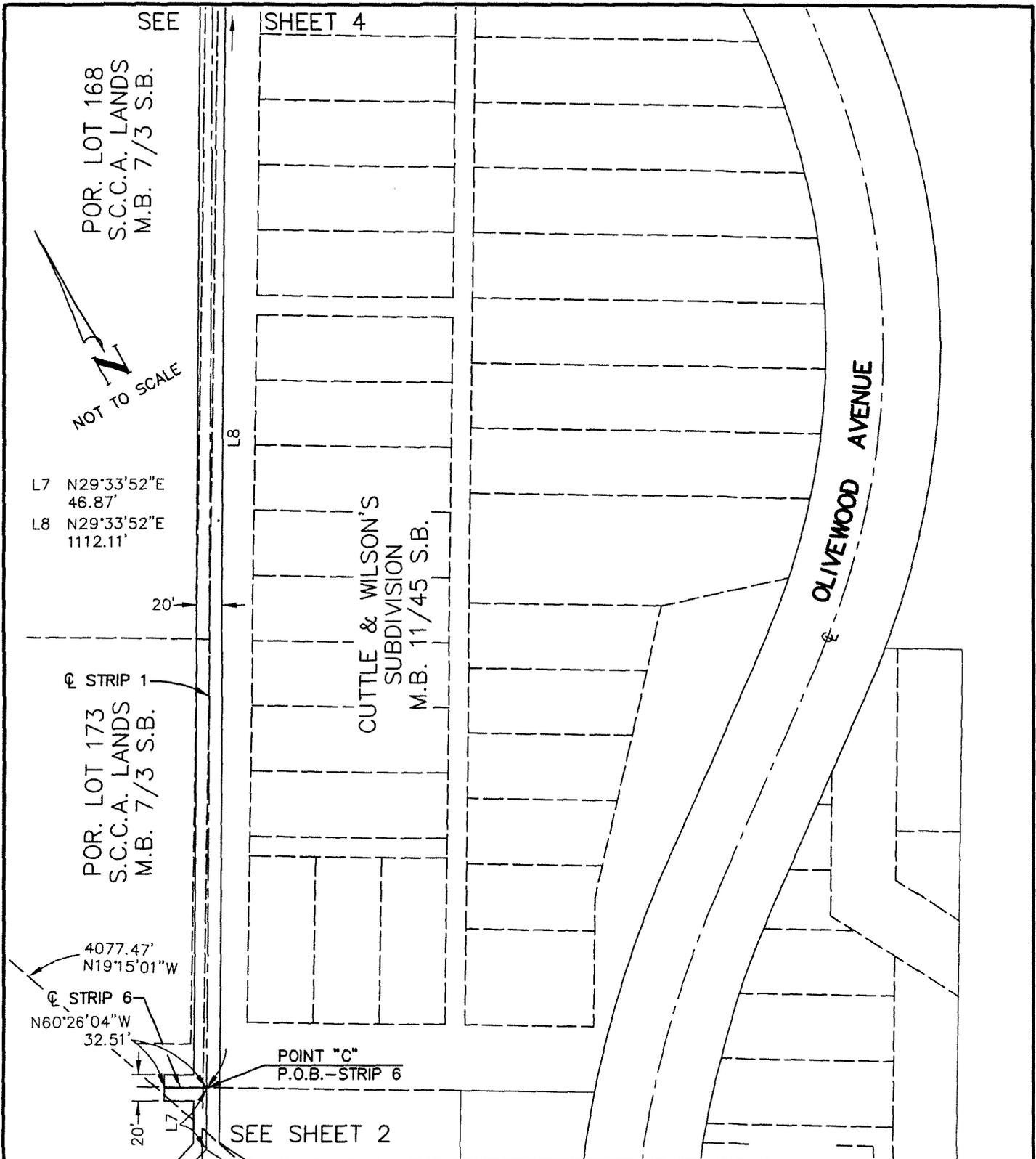
W.O.

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DRWN BY: GG, INC. DATE: 3/12/10

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L8 N29°33'52"E
1112.11'
L9 N34°20'45"W
115.20'
L10 N61°47'25"W
241.97'



POR. LOT 168
S.C.C.A. LANDS
M.B. 7/3 S.B.

D.C. TWOGOOD'S
ORANGE GROVE
TRACT
M.B. 7/42 S.B.

$\Delta=27^{\circ}26'39''$
 $R=241.00'$
 $L=115.44'$

$\Delta=18^{\circ}50'44''$
 $R=213.50'$
 $L=70.22'$

BLOCK 7

N74°29'59"E
(RAD)

SEE SHEET 5

LOT 752

PROSPECT AVENUE

D.C. TWOGOOD'S
ORANGE GROVE
TRACT
M.B. 7/42 S.B.

OLIVEWOOD AVE.

CUTTLE & WILSON'S
SUBDIVISION
M.B. 11/45 S.B.

OLIVEWOOD AVENUE

LOT

757

CITY OF RIVERSIDE

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SHEET 4 OF 8

W.O.

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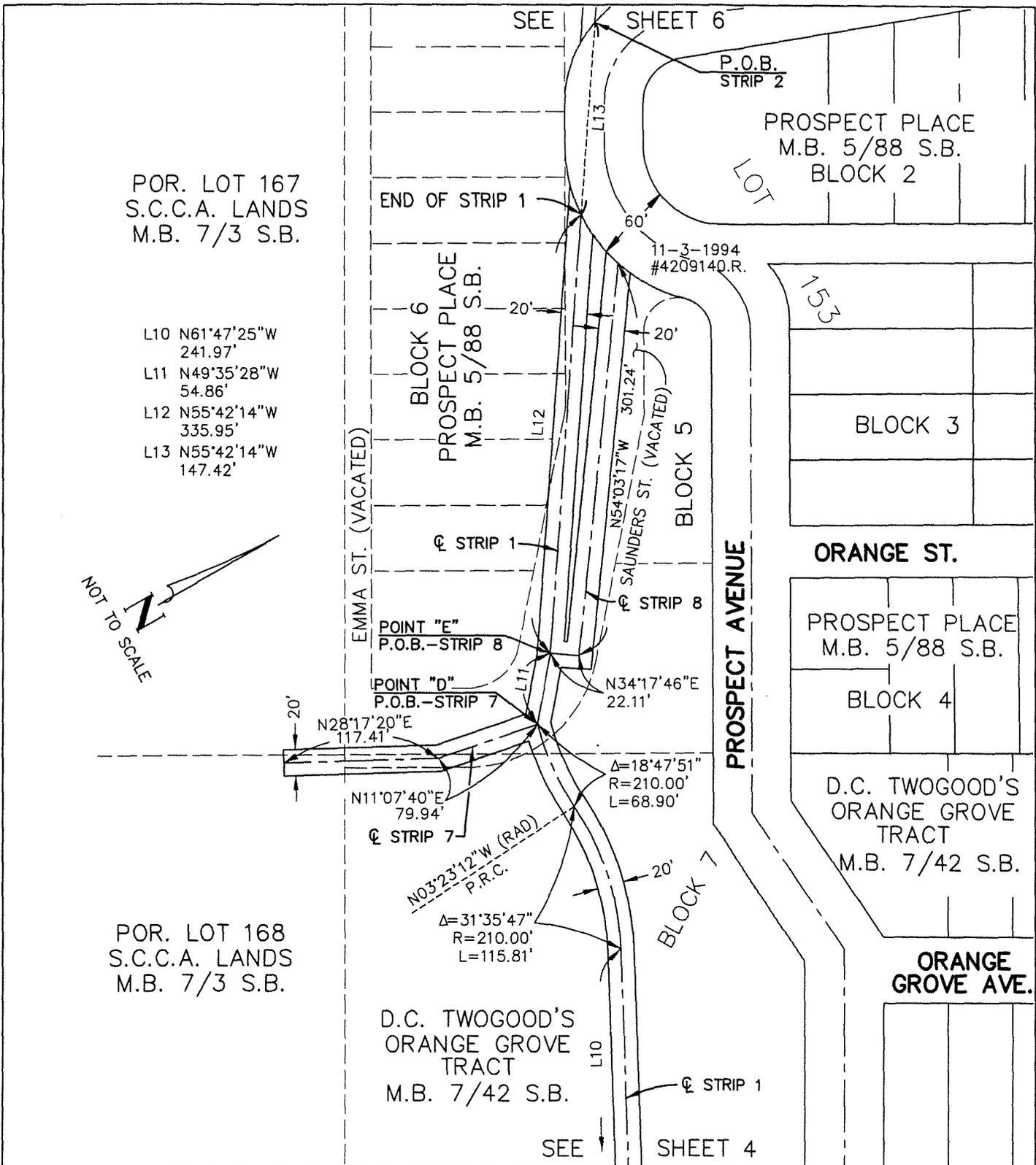
DRWN BY: GG, INC. DATE: 3/12/10

SUBJECT: SEWER EASEMENT

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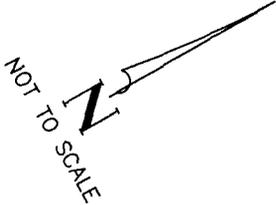


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POR. LOT 167
S.C.C.A. LANDS
M.B. 7/3 S.B.

- L10 N61°47'25"W
241.97'
- L11 N49°35'28"W
54.86'
- L12 N55°42'14"W
335.95'
- L13 N55°42'14"W
147.42'



POR. LOT 168
S.C.C.A. LANDS
M.B. 7/3 S.B.

D.C. TWOGOOD'S
ORANGE GROVE
TRACT
M.B. 7/42 S.B.

PROSPECT PLACE
M.B. 5/88 S.B.
BLOCK 2

BLOCK 3

ORANGE ST.

PROSPECT PLACE
M.B. 5/88 S.B.

BLOCK 4

D.C. TWOGOOD'S
ORANGE GROVE
TRACT
M.B. 7/42 S.B.

ORANGE
GROVE AVE.

CITY OF RIVERSIDE

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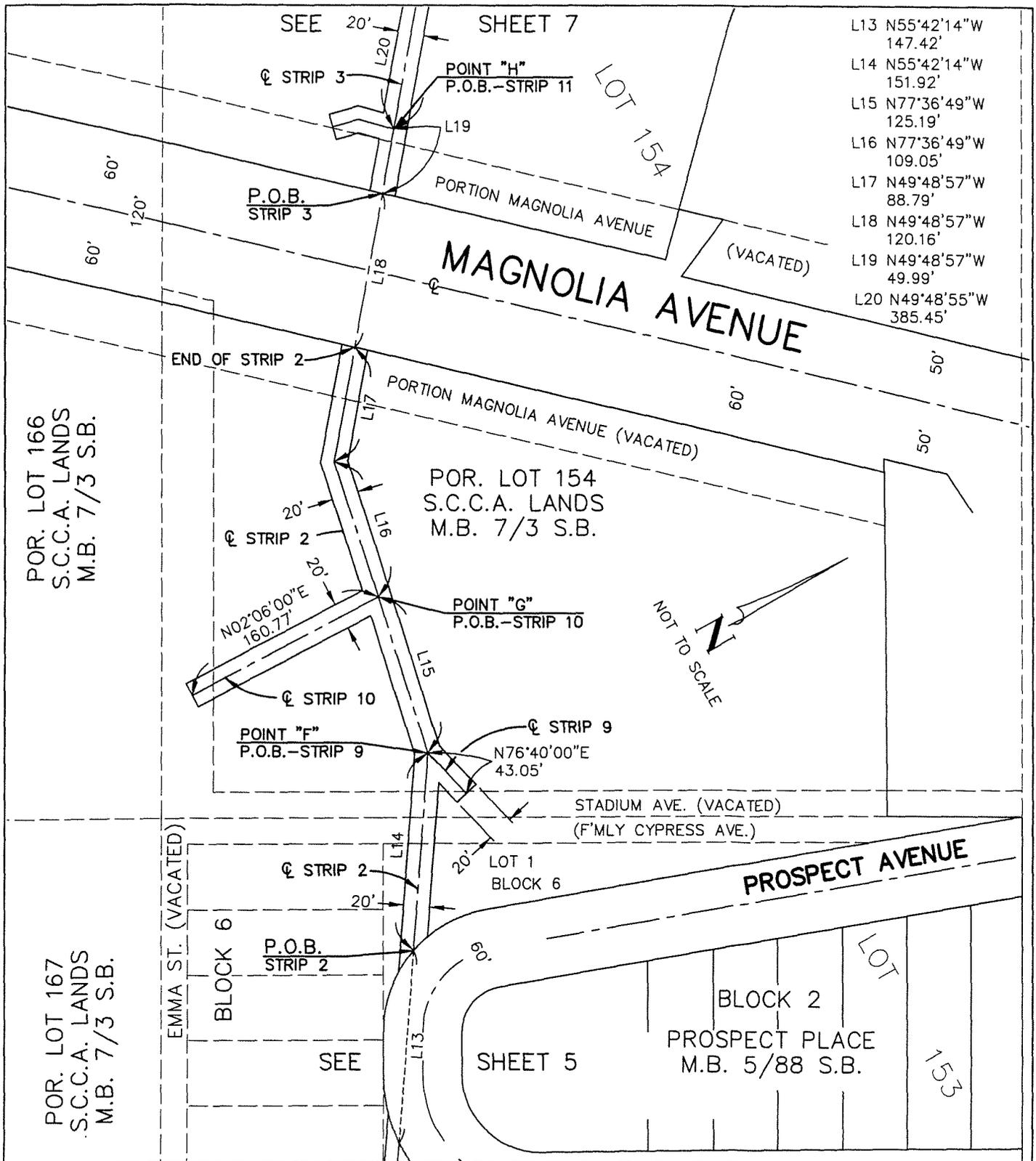
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W.O.

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SUBJECT: SEWER EASEMENT

16444



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SEE

SHEET 8

N57°25'46"E (RAD)

Δ=12°50'30"
R=200.00'
L=44.83'

☉ STRIP 3

L19 N49°48'57"W
49.99'
L20 N49°48'55"W
385.45'
L21 N61°51'17"W
372.13'
L22 N44°50'20"E
28.35'
L23 N13°41'13"E
20.00'

POR. LOT 165
S.C.C.A. LANDS
M.B. 7/3 S.B.

POR. LOT 155
S.C.C.A. LANDS
M.B. 7/3 S.B.

NOT TO SCALE

20'

L21

L20

☉ STRIP 3

POR. LOT 154
S.C.C.A. LANDS
M.B. 7/3 S.B.

☉ STRIP 11

20'

L22

L23

P.O.B.
STRIP 3

POINT "H"
P.O.B.-STRIP 11

L19

L18

SHEET 6

PORTION MAGNOLIA AVENUE (VACATED)

MAGNOLIA AVE.

SEE

CITY OF RIVERSIDE

PUBLIC WORKS DEPARTMENT

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 7 OF 8

W.O.

SCALE: N.T.S.

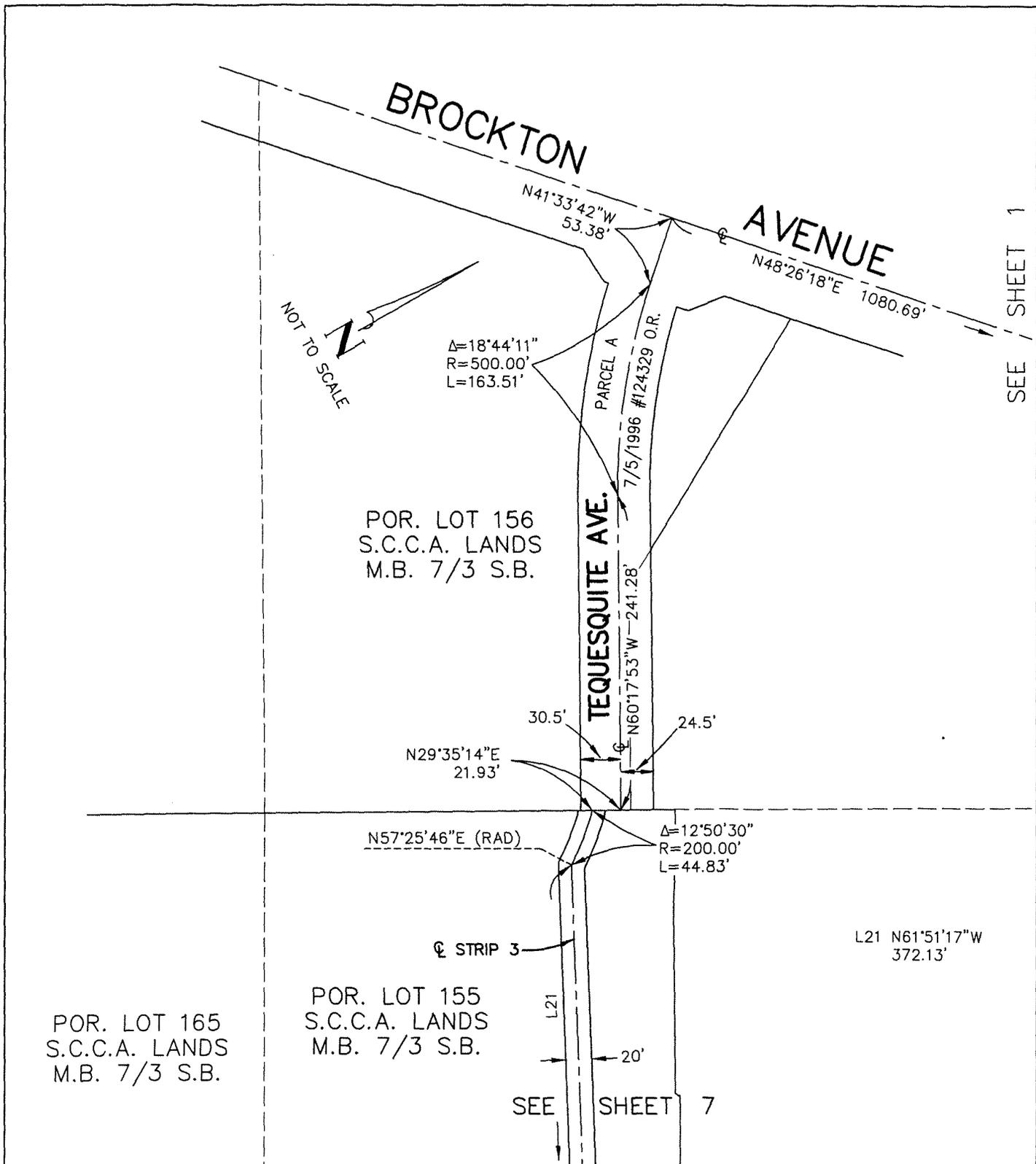
DRWN BY: GG, INC. DATE: 3/12/10

SUBJECT: SEWER EASEMENT

16444



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03/30/2010 08:08A
16 of 17



SEE SHEET 1

SEE SHEET 7

CITY OF RIVERSIDE

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SHEET 8 OF 8

W.O.

SCALE: N.T.S.

DRWN BY: GG, INC. DATE: 3/12/10

SUBJECT: SEWER EASEMENT

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03/30/2010 08:00A
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