

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92501

102148

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

JUN 8 1977

10 Min. Post 4 o'clock PM

CITY CLERK

Book 1977, Page 102148

Recorded in Official Register
of Riverside County, California

W.H. Dwyer Treasurer

FEES \$

Project: Tract No. 6301-1

FOR RECORDER'S OFFICE USE ONLY

E A S E M E N T

8947

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

BURTON W. TILDEN and MARY G. TILDEN, husband and wife

as Grantors, grant__ to the CITY OF RIVERSIDE, a Municipal Corporation
of the State of California, as Grantee, its successors and assigns, a
perpetual 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 situated in the City of Riverside,
County of Riverside, State of California, described as follows:

All those portions of Sections 9 and 10, Township 3 South, Range 6 West,
of the Rancho La Sierra, as shown by map on file in Book 6 of Maps at page 70
thereof, Records of Riverside County, California, more particularly described
as follows:

Commencing at the northwesterly corner of Lot 55 of Sierra Vista Rancho
Subdivision No. 3, on file in Book 31 of Maps at page 52 thereof, Records of
Riverside County, California;

Thence North 21° 08' 45" West along the westerly line of said Sierra Vista
Rancho Subdivision No. 3, a distance of 14.02 feet to a point therein for the
TRUE POINT OF BEGINNING;

Thence South 65° 32' 15" West, a distance of 50.45 feet to the beginning of
a nontangent curve, concave to the north, having a radius of 96.00 feet the
radial line at said point bears South 17° 50' 27" West;

Thence Northwesterly along said curve, to the right, through a central angle
of 34° 26' 55", an arc distance of 57.72 feet to a point therein, the radial line
at said point bears South 52° 17' 22" West;

Thence South 65° 32' 15" West, a distance of 2.56 feet;

Thence North 24° 27' 45" West, a distance of 124.00 feet;

Thence North 65° 32' 15" East, a distance of 12.00 feet;

Thence South 24° 27' 45" East, a distance of 102.00 feet to the beginning of
a tangent curve, concave to the northeast, having a radius of 84.00 feet;

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Thence Southeasterly along said curve, to the left, through a central angle of 44° 37' 12", an arc distance of 65.42 feet to a point therein, the radial line at said point bears South 20° 55' 03" West;

Thence North 65° 32' 15" East, a distance of 46.32 feet to a point in said westerly line of Sierra Vista Rancho Subdivision No. 3;

Thence South 21° 08' 45" East along said westerly line, a distance of 12.02 feet to the true point of beginning.

DESCRIPTION APPROVAL
George P. Hutchinson 5/17/77 by W.B.F.

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

Provided, however, that the Grantor reserves the right to use and enjoy the land over which said easement and right of way is granted, for any purpose and in any manner which does not interfere with or impair the right of the Grantee to use said easement and right of way.

Dated May 16, 1977

Burton W. Tilden
BURTON W. TILDEN

Mary G. Tilden

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Form 3004—(Attorney in Fact) First American Title Company

STATE OF CALIFORNIA
COUNTY OF Riverside) ss.
On May 16, 1977, before me, the undersigned, a Notary Public in and for said State, personally appeared Burton W. Tilden

-Fact

known to me to be the person whose name is subscribed to the within instrument as the Attorney in Fact of Mary G. Tilden

and acknowledged that Mary G. Tilden he subscribed the name of

thereto as principal, his and his own name as Attorney in Fact.

WITNESS my hand and official seal.
Signature Alice A. Flodine
Alice A. Flodine
Name (Typed or Printed)



3788 McCray St., Riverside, CA 92506

y this hereby f the iverside f this

(This area for official notarial seal)

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TRACT NO. 2360
M.B. 44/ 40-41
22

STORM DRAIN
EASEMENT
T.B.S.

D.G.W.

SEC 9

SEC 10

RO
M.B.
RIV.

LA SIERRA
6/70
CO. RECS.

23

PEACOCK LANE

$N 65^{\circ} 32' 15'' E$ 2.56'
 $N 24^{\circ} 27' 45'' W$ 124.00'
 $N 24^{\circ} 27' 45'' W$ 102.00'
 $N 52^{\circ} 17' 42'' E (R)$
 $R = 34^{\circ} 28' 55''$
 $R = 96.00'$
 $L = 57.72'$

$R = 44^{\circ} 37' 12''$
 $R = 84.00'$
 $L = 65.42'$

$N 20^{\circ} 55' 00'' E (R)$
 $N 65^{\circ} 32' 15'' E$ 45.32'

GRAMERCY PLACE

$N 65^{\circ} 32' 15'' E$ 140.24'
 $N 21^{\circ} 08' 45'' W$ 4.01'
 $N 21^{\circ} 08' 45'' W$ 12.02'

$N 17^{\circ} 50' 27'' E (R)$
 $N 65^{\circ} 32' 15'' E$ 50.45'
 $N 21^{\circ} 08' 45'' W$ 14.02'

55
SIERRA VISTA
RANCHO SUB
NO. 3 MB. 31/52
RIV. CO. RECS.

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 1 OF 1

76-327

SCALE: 1" = 40' DRAWN BY MH DATE 3/1/77 SUBJECT TRACT NO. 6301-1

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