

When recorded mail to:

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

27769

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 Request of  
*City Clerk*  
Book 1982, Page 27769  
FEB 17 1982  
Recorded in Official Records  
of Riverside County, California  
*D. S. ... Recorder*  
FEE \$

Project: Fremont Storm Drain

*[Signature]*

FOR RECORDER'S OFFICE USE ONLY

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
E. L. YEAGER CONSTRUCTION CO., INC., a California corporation

as Grantor, grants 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 that portion of Lot 4 in Block A and that portion of Industrial Avenue  
Vacated, as shown on map of Tract No. 2 of the Riverview Addition to the City of  
Riverside, on file in Book 6 of Maps, at page 63 thereof, Records of Riverside County,  
California, more particularly described as follows:

Commencing at the intersection of the centerline of Fremont Street and Liberty  
Street, as shown on map of Tract No. 3 of the Riverview Addition to the City of  
Riverside, on file in Book 7 of Maps, at page 5 thereof, Records of Riverside County,  
California;

THENCE North 00° 07' 15" East along the centerline of said Fremont Street, a  
distance of 409.01 feet to a point therein;

Thence South 89° 52' 45" East, a distance of 30.00 feet, said point being in the  
east right-of-way line of said Fremont Street, said point also being an angle point  
in the boundary line of that certain parcel of land conveyed to E. L. Yeager Construc-  
tion Company, Inc., by deed recorded October 8, 1980 as Instrument No. 184894, Official  
Records of Riverside County, California;

Thence North 00° 07' 15" East along the east right-of-way line and along the west  
line of said parcel so conveyed, a distance of 164.76 feet to a point therein, for the  
TRUE POINT OF BEGINNING;

Thence North 00° 07' 15" East along the west line of said parcel so conveyed,  
and along said east right-of-way line a distance of 328.95 feet to an angle point in  
said Lot 4;

Thence North 41° 14' 21" East along the northwesterly line of said Lot 4, a  
distance of 4.56 feet to a point in a line parallel with and distant easterly 3.00 feet  
measured at right angles to the west line of said Lot 4;

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Thence South 00° 07' 15" West along said parallel line, a distance of 353.53 feet to a point of cusp with a curve, concave to the southwest, having a radius of 76.01 feet;

Thence Northwesterly along said curve to the left, through a central angle of 16° 09' 03", an arc distance of 21.43 feet to the true point of beginning. The radial line at said point bears North 73° 58' 12" East.

DESCRIPTION APPROVAL  
*George Hutchinson* 1/29/82 *WF*  
Surveyor

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 2-2-82

E. L. YEAGER CONSTRUCTION CO., INC.,  
California corporation

By: *[Signature]*  
E. L. YEAGER, President

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by this instrument dated 2-2-82 from E. L. Yeager Construction Co for Par Lot 4 Block 4 & Pkg Industrial Avenue Vacated Tract a/c survey Addition Block of Map Pg 103 Desc of Map Co to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof, recorded on January 7, 1982, as Instrument No. 3490 of Official Records of Riverside County, and the grantee hereby consents to recordation of this instrument through the undersigned duly authorized officer.

Dated 2-16-82

*[Signature]*

27709

LOT D  
TRACT 3 RIVERVIEW ADDITION  
M.B. 7-5

LOT 1 MAP OF  
EVANS RIO RANCHO  
M.B. 10-52, 55  
N. 89° 52' 45" W. 46.00'  
N. 0° 07' 15" E. 86.52'

RIVERVIEW DR.  
(VAC.)  
N. 89° 52' 45" W. 16.00'

BLOCK 5  
TRACT 3 RIVERVIEW ADDITION 2  
M.B. 7/5

LOT 4  
BLOCK A  
TRACT 2 RIVERVIEW ADDITION  
M.B. 6/63  
WEST LINE OF PARCEL CONVEYED TO E.L. YEAGER  
CONSTRUCTION CO., INC. REC. 10/8/81, AS INSTR.  
# 10-1804

INDUSTRIAL AVE.  
N. 89° 50' 45" W.

BLOCK 14  
TRACT 3 RIVERVIEW ADDITION  
M.B. 7/5

BLOCK 21  
TRACT 2  
RIVERVIEW ADDITION  
M.B. 6/63

FREMONT ST. N. 0° 07' 15" E. 567.60'

LIBERTY ST.

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

81-17  
4/3

SCALE: 1" = 50'

DRAWN BY RW DATE 1/12/82

SUBJECT D 410 Storm Drain

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