

When recorded mail to

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

248436

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 RECORDING  
Min. Past  
Request  
CITY CLERK

Book 1984, Page

248436  
NOV 16 1984

Recorded in Official Records  
of Riverside County, California

William S. Stoney  
Recorder

Project: Jones Avenue Assessment District  
Sewer Easements

FOR RECORDER'S OFFICE USE ONLY

11043

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
WENDELL M. COEN and FRANCES D. COEN, husband and wife as joint tenants,

as Grantor\_s, 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 sanitary sewer 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:

That portion of Lot 7 in Block 11 of Chadbourne Heights, as shown by map on file in Book 12 of Maps, at Page 12 thereof, records of Riverside County, California, being more particularly described as follows:

A strip of land 10.00 feet in width lying 5 feet on each side of the following described centerline:

COMMENCING at the centerline intersection of Campbell Avenue and Jones Avenue;

THENCE South 11° 09' East, along said centerline of Jones Avenue a distance of 455.76 feet;

THENCE South 86° 19' 10" West a distance of 25.21 feet to a point in the northeasterly line of said Lot, and to the true point of beginning;

THENCE continuing South 86° 19' 10" West a distance of 154.92 feet to the beginning of a tangent curve concave to the south-east and having a radius of 200.00 feet;

THENCE Southwesterly along said curve through a central angle of 12° 50' 19" an arc length of 44.82 feet;

THENCE continuing South 86° 19' 10" West a distance of 300 feet to the end of this centerline description.

Area - 4,997.40 square feet.

DESCRIPTION APPROVAL  
George H. Hutchins  
7-7-84

248436

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

Provided, however, that the Grantor reserves the right to use and enjoy the land over which said easement and right of way is granted, or 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 NOVEMBER 9, 1984

Wendell M. Coen  
WENDELL M. COEN

APPROVED AS TO FORM  
[Signature]  
CITY ATTORNEY

Frances D. Coen  
FRANCES D. COEN

CONSENT TO RECORDATION

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. 14883 of said City Council adopted on January 25, 1983, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated 11/16/84

[Signature]  
Property Services Manager  
Title

248436

CAMPBELL

AVENUE

Par. 1

P.M.

6/79

Par. 2

4

5

6

CHADBOURNE  
HEIGHTS  
M B 12/12  
RIV CO.

BLOCK 11

N 11° 09' W

JONES

453.76



N 86° 19' 10" E 300'

10' SEWER EASEMENT

N 26° 19' 10" E 154.92'

25.21'

E CURVE DATA  
R = 200'  
Δ = 12° 50' 19"  
L = 44.82'

25

AVENUE

10

• 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 2

6/11  
6/15-3

SCALE: 1" = 100'

DRAWN BY NES DATE 7/27/84

SUBJECT: JONES AVE. ASSESSMENT