

91495

When recorded mail to:

Property Services Division

City of Riverside

City Hall - 3711 Orange St.

Riverside, California 92501

Microfilm recording from 4-1-65. Book and page no longer assigned. Identify by account number and year of filing.

RECEIVED FOR RECORD

SEP 16 1970

30 Min. Past 12:00 Clock A M At Request of

CITY OF RIVERSIDE

Recorded in Official Records of Riverside County, California

W.H. DeLoach

Recorder FEE \$

INDEXED

12060

DOCUMENTARY TRANSFER TAX	
\$	None
Signature	<i>[Signature]</i>
CITY OF RIVERSIDE	

FOR RECORDER'S OFFICE USE ONLY

CITY DEED NO.

DOCUMENT BEING RE-RECORDED FOR CLARIFICATION OF LEGIBILITY

PUBLIC UTILITIES EASEMENT

APPROVED AS TO FORM

*[Signature]* CITY ATTORNEY

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RIVERSIDE ASSOCIATES, a California Limited Partnership

as Grantor, grant(s) 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 Public utilities facilities (Electrical Underground)

together with all necessary appurtenances, in, under, upon, over and along that certain real property situated in the County of Riverside, State of California, described as follows:

All those portions of Lots 3, 4, 5, 6, 11, 12, 13, and 14 in Block 27 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 70 of Maps, records of San Bernardino County, California, described as follows:

PARCEL I

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

Commencing at the most westerly corner of Parcel 1 of Record of Survey on file in Book 44, Page 78 of Records of Survey, Records of Riverside County, California; said corner also being a 2 inch iron pipe set in a line that is parallel with and distant 55.00 feet northeasterly, as measured at right angles to the centerline of Tyler Avenue;

Thence South 34° 00' 00" East, along said parallel line 652.41 feet to the TRUE POINT OF BEGINNING;

Thence North 56° 00' 00" East, 365.25 feet to a point hereinafter referred to as Point "A";

Thence continuing North 56° 00' 00" East, 410.00 feet to a point hereinafter referred to as Point "B";

Thence South 34° 00' 00" East, 193.00 feet to a point hereinafter referred to as Point "C";

Thence continuing South 34° 00' 00" East, 145.00 feet;

Thence North 56° 00' 00" East, 212.00 feet to the beginning of a tangent curve, concave to the south and having a radius of 50.00 feet;

DESCRIPTION APPROVAL by *[Signature]* 6-23-70 For Surveyor

Thence northerly, easterly and southerly along said curve, through a central angle of  $90^{\circ} 00' 00''$ , an arc length of 78.54 feet;

Thence South  $34^{\circ} 00' 00''$  East, 301.00 feet;

Thence South  $56^{\circ} 00' 00''$  West, 226.00 feet to a point hereinafter referred to as Point "E";

Thence South  $34^{\circ} 00' 00''$  East, 165.02 feet to a point hereinafter referred to as Point "F";

Thence continuing South  $34^{\circ} 00' 00''$  East, 118.98 feet to a point hereinafter referred to as Point "G";

Thence South  $56^{\circ} 00' 00''$  West, 446.00 feet;

Thence North  $34^{\circ} 00' 00''$  West, 4.25 feet to a point hereinafter referred to as Point "H";

Thence South  $24^{\circ} 30' 45''$  West, 261.32 feet;

Thence South  $56^{\circ} 00' 00''$  West, 19.41 feet to a point hereinafter referred to as Point "I";

Thence continuing South  $56^{\circ} 00' 00''$  West, 123.00 feet to said parallel line which is distant 55.00 feet northeasterly as measured at right angles to the centerline of Tyler Avenue and to the END of this centerline description.

#### PARCEL 2

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "A"; hereinbefore described;

Thence South  $34^{\circ} 00' 00''$  East, 229.50 feet to a point hereinafter referred to as Point "K";

Thence continuing South  $34^{\circ} 00' 00''$  East, 475.50 feet to a point hereinafter referred to as Point "J";

Thence continuing South  $34^{\circ} 00' 00''$  East, 263.75 feet to a Point "H", hereinbefore described and the END of this centerline description.

#### PARCEL 3

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "B" hereinbefore described;

Thence North  $34^{\circ} 00' 00''$  West, 286.30 feet to a point hereinafter referred to as Point "L";

Thence continuing North  $34^{\circ} 00' 00''$  West, 22.20 feet;

Thence North  $11^{\circ} 00' 00''$  East, 226.78 feet;

Thence North  $56^{\circ} 00' 00''$  East, 96.62 feet;

Thence North  $34^{\circ} 00' 00''$  West, 74.49 feet to a point hereinafter referred to as Point "M" and the END of this centerline description.

#### PARCEL 4

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "M", hereinbefore described;

Thence North  $56^{\circ} 00' 00''$  East, 159.00 feet;

Thence South  $34^{\circ} 00' 00''$  East, 75.00 feet to the END of this centerline description.

#### PARCEL 5

A strip of land 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "M" hereinbefore described;

Thence South  $56^{\circ} 00' 00''$  West, 58.90 feet to the END of this centerline description.

#### PARCEL 6

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "G", hereinbefore described;

Thence South  $34^{\circ} 00' 00''$  East, 56.00 feet;

Thence South  $62^{\circ} 51' 00''$  East, 460.04 feet to the beginning of a tangent curve, concave to the north and having a radius of 50.00 feet;

Thence southeasterly along said curve through a central angle of  $61^{\circ} 09' 00''$  an arc length of 53.46 feet to the END of this centerline description.

#### PARCEL 7

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "I" hereinbefore described;

Thence South  $44^{\circ} 32' 46''$  East, 186.55 feet to the beginning of a tangent curve concave to the west and having a radius of 25.00 feet;  
Thence southerly along said curve through a central angle of  $100^{\circ} 32' 46''$  an arc length of 43.86 feet to the END of this centerline description.

PARCEL 8

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "J", hereinbefore described;

Thence North  $56^{\circ} 00' 00''$  East, 56.00 feet to the END of this centerline description.

PARCEL 9

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "K" hereinbefore described;

Thence North  $56^{\circ} 00' 00''$  East, 56.00 feet to the END of this centerline description.

PARCEL 10

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "C" hereinbefore described;

Thence South  $56^{\circ} 00' 00''$  West, 29.00 feet to the END of this centerline description.

PARCEL 11

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "E", hereinbefore described;

Thence North  $34^{\circ} 00' 00''$  West, 40.00 feet;

Thence North  $84^{\circ} 38' 54''$  West, 32.33 feet to the END of this centerline description. The sidelines of the last mentioned strip are to be lengthened or shortened so as to terminate in a line bearing North  $34^{\circ} 00' 00''$  West.

PARCEL 12

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "F" hereinbefore described;

Thence South  $56^{\circ} 00' 00''$  West, 65.00 feet to the END of this centerline description.

PARCEL 13

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "H", hereinbefore described;

Thence South  $34^{\circ} 00' 00''$  East, 26.25 feet to the END of this centerline description.

PARCEL 14

A strip of land 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "L" hereinbefore described; said Point "L" being the beginning of a tangent curve concave to the south and having a radius of 40.00 feet;

Thence northerly and westerly along said curve through a central angle of  $90^{\circ} 00' 00''$ , an arc length of 62.83 feet;

Thence South  $56^{\circ} 00' 00''$  West, 38.00 feet;

Thence South  $24^{\circ} 00' 00''$  West, 33.00 feet to the END of this centerline description. The sidelines of the last mentioned strip are to be lengthened or shortened so as to terminate in a line bearing North  $34^{\circ} 00' 00''$  West.

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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 public utilities 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 June 2, 1970

RIVERSIDE ASSOCIATES,  
a California Limited Partnership  
BY [Signature]  
BY [Signature]

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated June 2, 1970 from Ernest W. Hahn & Herman Maier

for Pot. Lot 3,4,5,6,11,12,13, & 14, Block 27 of Lands of Riverside Land & Irrig. Co. File Book 1, Page 70 of Mans. Rec. of San Bern. County 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 12-29-66 by Instr. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated June 12, 1970

A.M. Rice  
Property Services Manager [Signature]

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MAGNOLIA

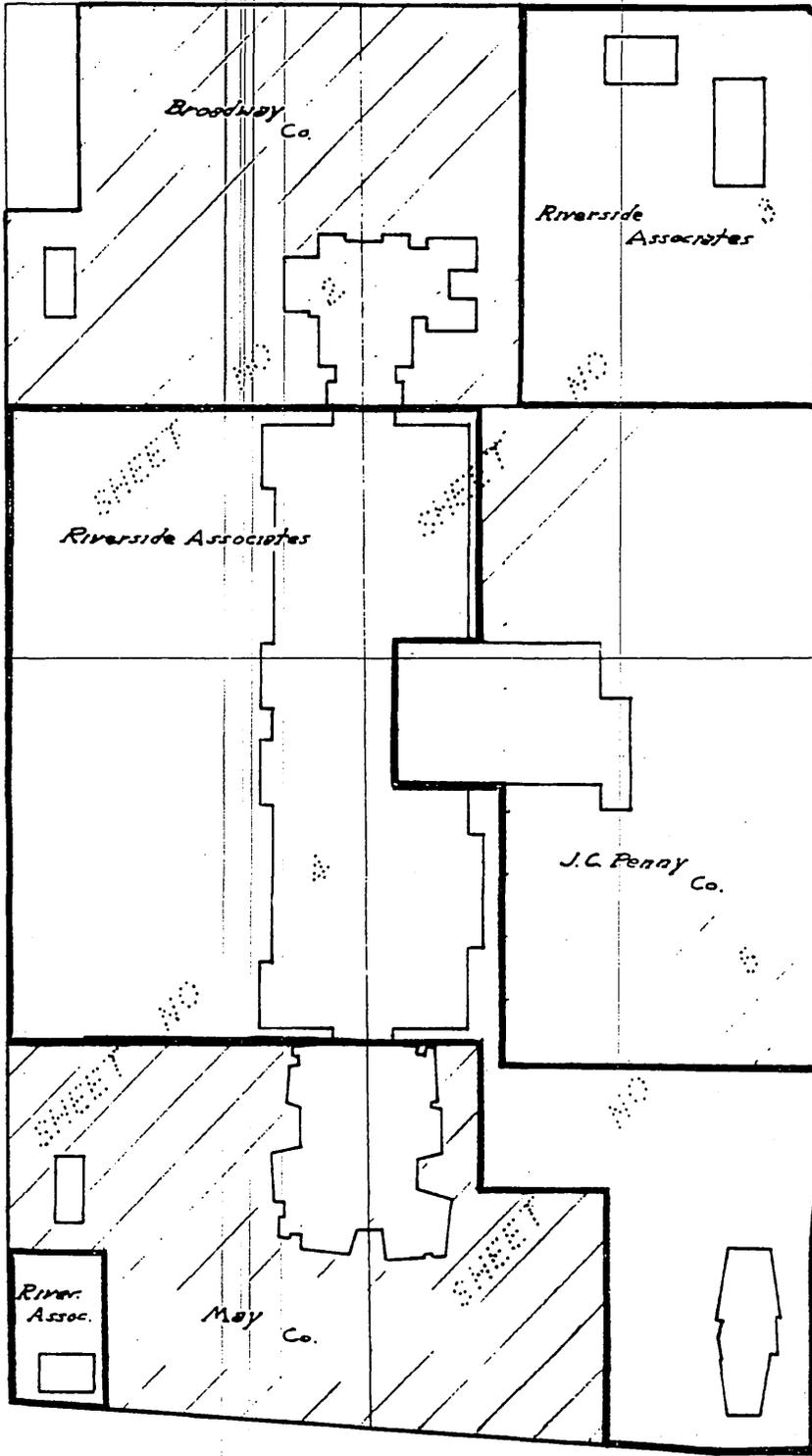
AVE

TYLER

HUGHES

ST

ALLEY



CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED  
IN THE ATTACHED DOCUMENT

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

SCALE: 1" = 100'

DRAWN 4-5-70 BY JLS

SUBJECT

Vicinity and property line map of Tyler Mall

OF 5 SHEETS

12060

MAGNOLIA

DRIVE

N 56° E

Most Wly cor Parcel 1

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56132

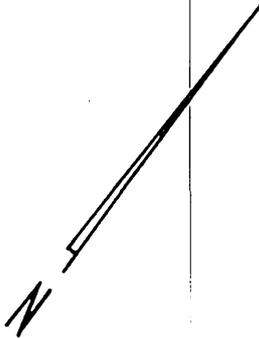
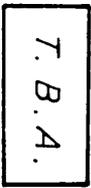
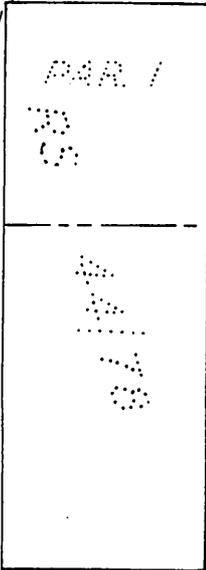
TYLER

652.41

N 34° W

True Point of Beginning

ST



SEE SHEET 3  
MATCH LINE

LOT 3

BROADWAY

LOT 4

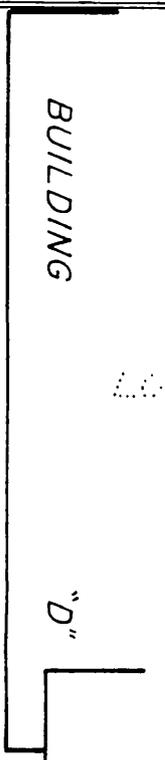
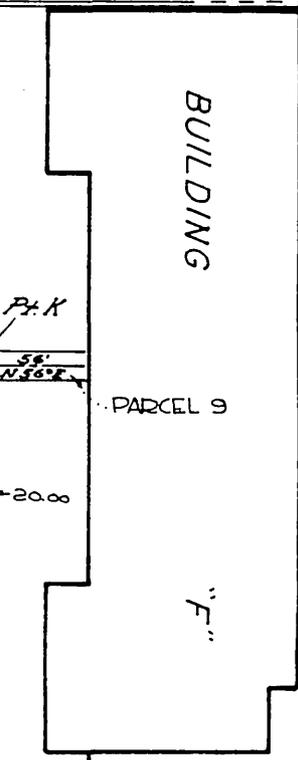
Parcel 1  
Pt. A

N 56° E 365.25 410.00

20.00

LOT 5

222.00



LOT 6

Parcel 2

Pt. K

56° N 56° E

PARCEL 9

20.00

475.00

"F"

"D"

MATCH LINE  
SEE SHEET 4

CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED  
IN THE ATTACHED DOCUMENT

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

2

SCALE: 1" = N.T.S.

DRAWN 4-3-70 BY J.L.J.

SUBJECT TYLER MALL P.U.E.'s

OF 5 SHEET

12060



91495  
56132

TYLER

N34°W

ST.

SEE SHEET 2  
MATCH LINE

LOT 5  
LOT 12

PARCEL 2

BUILDING "G"

PT. J

PARCEL 8

PT. H

N34°W

4.25

S86°W

446.00

S34°E

80.28

20.00

PARCEL 1

PT. I

S86°W

133.00

S86°W

19.41

T.B.A.

PARCEL 7

LOT 12

LOT 13

N34°W

$\Delta = 100^{\circ}30'46''$   
 $L = 49.80$   
 $R = 29.00$

MATCH LINE

MAY CO.

SEE SHEET 5

CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED  
IN THE ATTACHED DOCUMENT

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attached document. It is not a part of the written description therein.

SHEET

4

SCALE: 1" = N.T.S.

DRAWN 4 6 TO BY ME

SUBJECT

TYLER MALL PUE'S

OF 5 SHEETS

12060

