

290401

When recorded mail to:

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

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
Min. Past 10 clock

AUG 25 1989
Recorded in Official Records
of Riverside County, California
William S. Young
RECORDER
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: T-21834-5

12510

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, STERLING BUILDERS, INC., a California corporation, as Grantor, grants to the CITY OF RIVERSIDE, a municipal corporation, 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 landscape and wall easement, 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:

See EXHIBIT "A" attached.

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 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 landscape and wall easement.

Dated July 31, 1989

STERLING BUILDERS, INC.
a California corporation

By J.R. Mendoza
Title President

By Maxine L. Bridges
Title Secretary

APPROVED AS TO FORM
Robert A. Adams III
ASST. CITY ATTORNEY

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 January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 8/25/89

[Signature]
Title Property Services Manager

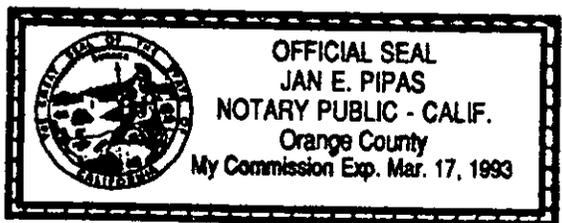
0706u/m

STATE OF CALIFORNIA
COUNTY OF Orange } ss.

On this 31st day of July, in the year 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared
E.R. MENDOZA

MAXINE L. BRIDGES and _____
personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as the President and the Secretary, respectively, of the Corporation therein named, and acknowledged to me that the Corporation executed it pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.



[Signature: Jan E. Pipas]
Notary Public in and for said State.

ACKNOWLEDGMENT—Corp.—Pres. & Sec.—Wolcotts Form 222CA—Rev. 11-83
©1983 WOLCOTTS, INC. (price class 0-2)


J.F. Davidson Associates, Inc.

ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

June 29, 1989
 Revised July 18, 1989

EXHIBIT "A"

W.O. 86-9643

LANDSCAPE AND WALL EASEMENT

S.I.C.

TRACT 21834-5

The Northerly 9.00 feet of Lot 1, the Northerly 12.00 feet of Lots 2, 3, 4 and 5, the Northeasterly 15.00 feet of Lots 6, 7, 8, 9, 11, 12, 13 and 14, all being of Tract 21834-5, as shown by map on file in Book 197 of Maps, at pages 36 through 41 thereof, Records of Riverside County, California.

TOGETHER WITH that portion of Lot 16 of said Tract 21834-5 described as follows:

Beginning at the most Northerly corner of said Lot 16;

Thence S.44°33'30"W. along the Northwesterly line of said Lot 16, a distance of 12.00 feet to a line concentric with and 12.00 feet Southwesterly, measured radially from the Northeasterly line of said Lot 16;

Thence Southeasterly along said concentric line on a non-tangent curve concave Southwesterly, having a radius of 1131.00 feet, through an angle of 02°36'38", an arc length of 51.53 feet (the initial radial line bears N.44°33'30"E.) to a point of compound curvature;

Thence Southeasterly and Southwesterly on a curve concave Westerly, having a radius of 12.00 feet, through an angle of 92°49'02", an arc length of 19.44 feet (the initial radial line bears N.47°10'08"E.) to a line parallel with and 10.00 feet Northwesterly, measured at right angles from the Southeasterly line of said Lot 16;

Thence S.49°59'10"W., along said parallel line, a distance of 3.90 feet;

3880 Lemon Street, Suite 300
 P.O. Box 493
 Riverside CA 92502
 (714) 686-0844
 FAX 714-686-5954

1091-D S Mt. Vernon Avenue
 Colton CA 92324
 (714) 825-1082
 FAX 714-825-9583

73-080 El Paseo, Suite 106
 Palm Desert, CA 92260
 (619) 346-5691
 FAX 619-340-0529

27349 Jefferson Suite 115
 P.O. Box 340
 Rancho California CA 92390
 (714) 676-7710
 FAX 714-699-1981

Thence S.40°00'50"E., a distance of 10.00 feet to the Southeasterly line of said Lot 16;

Thence N.49°59'10"E., a distance of 18.71 feet;

Thence Northeasterly and Northwesterly on a non-tangent curve concave Westerly, having a radius of 39.50 feet, through an angle of 21°00'29", an arc length of 14.48 feet (the initial radial line bears S.77°07'30"E.);

Thence Northwesterly on a non-tangent curve concave Southwesterly, having a radius of 1143.00 feet, through an angle of 03°14'23", an arc length of 64.63 feet (the initial radial line bears N.47°47'23"E.) to the point of beginning.

The preceding 3 courses being along the Southeasterly and Northeasterly lines of said Lot 16;

ALSO TOGETHER WITH that portion of Lot 17 of said Tract 21834-5 described as follows:

Beginning at the most Easterly corner of said Lot 17;

Thence S.55°13'04"W. along the Southeasterly line of said Lot 17, a distance of 12.00 feet to a line concentric with and 12.00 feet Southwesterly, measured radially from the Northeasterly line of said Lot 17;

Thence Northwesterly along said concentric line on a non-tangent curve concave Southwesterly, having a radius of 1131.00 feet, through an angle of 02°24'24", an arc length of 47.51 feet (the initial radial line bears N.55°13'04"E.) to a point of compound curvature.

Thence Northwesterly and Southwesterly on a curve concave Southerly having a radius of 15.00 feet, through an angle of 92°49'30", an arc length of 24.30 feet (the initial radial line bears N.52°48'40"E.), to a line parallel with and 7.00 feet Southeasterly, measured at right angles from the Northwesterly line of said Lot 17;

Thence S.49°59'10"W. along said parallel line, a distance of 0.89 feet;

Thence N.40°00'50"W., a distance of 7.00 feet to the Northwesterly line of said Lot 17;

Thence N.49°59'10"E., a distance of 18.71 feet;

Thence Northeasterly and Southeasterly on a non-tangent curve concave Southerly having a radius of 39.50 feet, through an angle of 21°00'29", an arc length of 14.48 feet (the initial radial line bears N.02°54'10"W.);

Thence Southeasterly on a non-tangent curve concave Southwesterly, having a radius of 1143.00 feet, through an angle of 03°02'37", an arc length of 60.72 feet (the initial radial line bears N.52°10'27"E.) to the point of beginning.

The preceding 3 courses being along the Northwesterly and Northeasterly lines of said Lot 17.

ALSO TOGETHER WITH that portion of Lot 34 of said Tract 21834-5 described as follows:

Beginning at the most Easterly corner of said Lot 34;

Thence N.71°00'48"W. along the Northeasterly line of said Lot 34, a distance of 12.00 feet to a line concentric with and 12.00 feet Northwesterly, measured radially from the Southeasterly line of said Lot 34;

Thence Southwesterly along said concentric line on a non-tangent curve concave Northwesterly, having a radius of 1131.00 feet, through an angle of 02°40'04", an arc length of 52.66 feet (the initial radial line bears S.71°00'48"E.) to a point of compound curvature;

Thence Southwesterly and Northwesterly on a curve concave Northwesterly, having a radius of 12.00 feet, through an angle of 92°49'02", an arc length of 19.44 feet (the initial radial line bears S.68°20'44"E.) to a line parallel with and 10.00 feet Northeasterly, measured at right angles from the Southwesterly line of said Lot 34;

Thence N.65°31'42"W. along said parallel line, a distance of 3.90 feet;

Thence S.24°28'18"W., a distance of 10.00 feet to the Southwesterly line of said Lot 34;

Thence S.65°31'42"E., a distance of 18.71 feet;

Thence Northeasterly on a non-tangent curve concave Northwesterly, having a radius of 39.50 feet, through an angle of 21°00'30", an arc length of 14.48 feet (the initial radial line bears S.12°38'22'E.);

Thence Northeasterly on a non-tangent curve concave Northwesterly, having a radius of 1143.00 feet, through an angle of 03°17'49" an arc length of 65.77 feet (the initial radial line bears S.67°42'59"E.) to the point of beginning.

The preceding 3 courses being along the Southwesterly and Southeasterly lines of said Lot 34.

EXCEPTING THEREFROM those portions of said Lots 1 through 14, 16, 17 and 34 lying within the landscape slope and block wall easements as shown on said Tract 21834-5.

LO/MWC/bn
LEG:CK4

DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

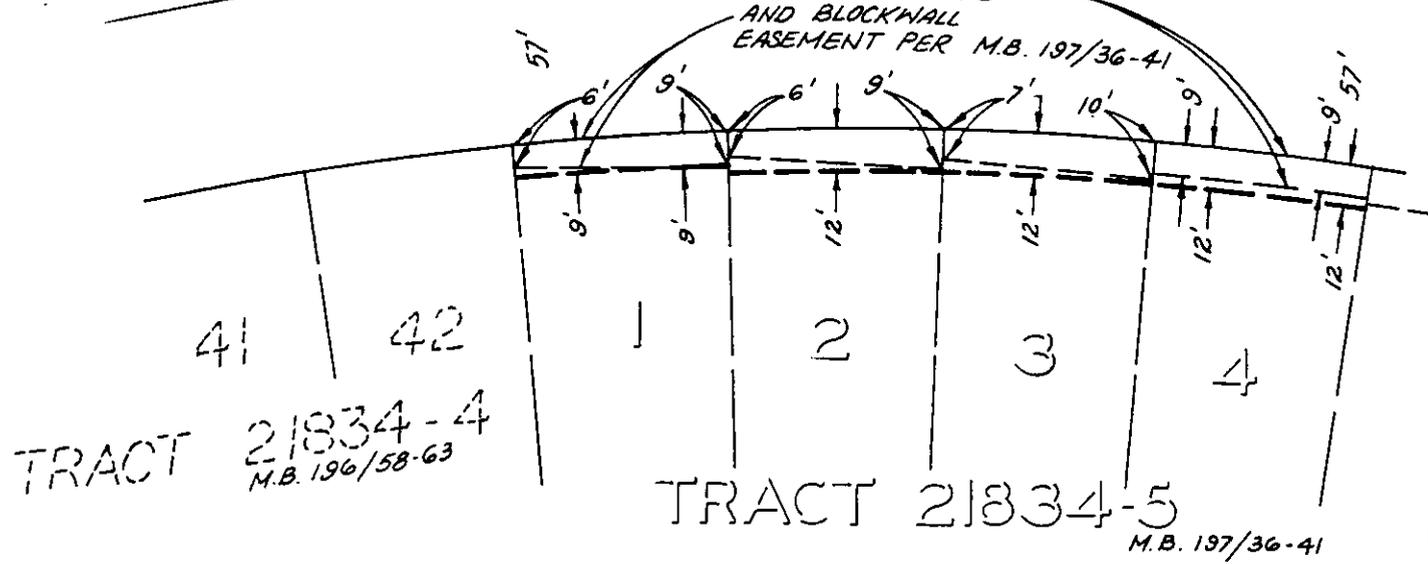


Homer A. Fountaine 7/20/89
Homer A. Fountaine Date
J. F. DAVIDSON ASSOCIATES, INC.

DESCRIPTION APPROVAL 7/21/89
Walter R. Ince by _____
SURVEYOR, CITY OF RIVERSIDE

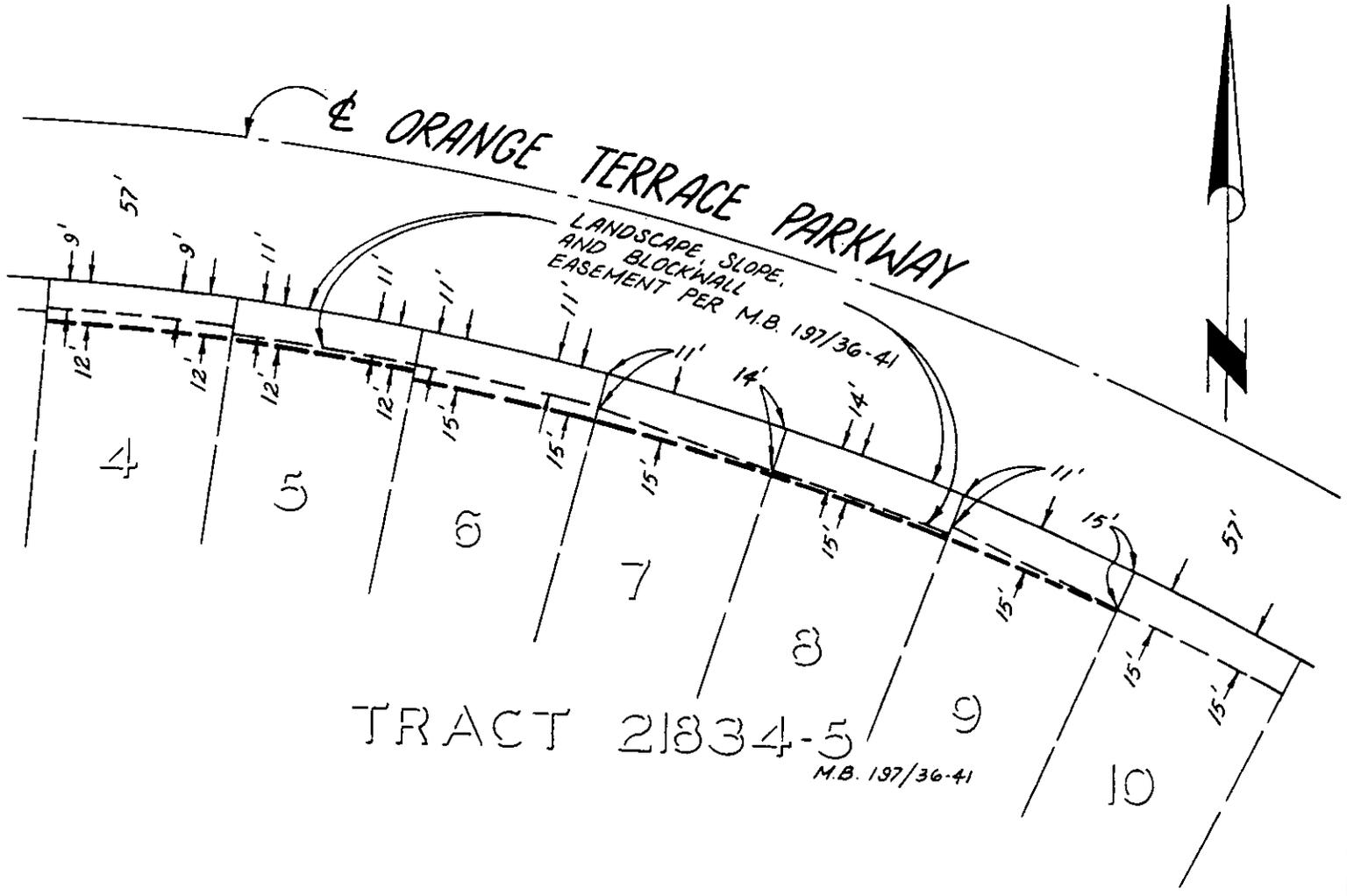
ORANGE TERRACE PARKWAY

LANDSCAPE, SLOPE
AND BLOCKWALL
EASEMENT PER M.B. 197/36-41



• 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 <u>1</u> OF <u>4</u>	86-9643(P)
SCALE: 1" = 60'	DRAWN BY <u>CMC</u> DATE <u>6/12/89</u>	SUBJECT <u>LANDSCAPE AND WALL EASEMENT</u>	



• 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 2 OF 4

86-9643(P)

SCALE: 1" = 60'

DRAWN BY CMC DATE 6/12/89

SUBJECT LANDSCAPE AND WALL EASEMENT

