

302173

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
AT 1:00 O'CLOCK

AUG 13 1992

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: T-25486-2

13346

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BEREN, a limited partnership, 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 drainage facilities, together with all necessary appurtenances, in, under, upon, over and along that certain real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

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

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purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said drainage facilities.

7

Dated 7-27-92

BEREN, a limited partnership

BY: BERGUM CONSTRUCTION, a California corporation, General Partner

Rob
PRESIDENT
Lucille Bergum
SECRETARY

APPROVED AS TO FORM

Carolyn Confer 7/30/92
CAROLYN CONFER
ASSISTANT 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 August 13, 1992

[Signature]
Real Property Services Manager
of the City of Riverside

BEREN.E/a



J. F. Davidson Associates, Inc.
ENGINEERING PLANNING SURVEYING LANDSCAPE ARCHITECTURE

June 25, 1992

W.O. #9112517

EXHIBIT "A"

Drainage Easement
Tract 25486 -- Bergum
Property of Beren

That portion of the northeast one-quarter of Section 6, Township 3 South, Range 4 West, S.B.M., described as follows:

Parcel 1

Beginning at the northeast corner of Parcel 1 of Parcel Map 22392, as shown by map on file in Book 145 of Parcel Maps, at Pages 7 and 8 thereof, Records of Riverside County, California, also being the southwest corner of that certain right-of-way conveyed to the City of Riverside by deed recorded August 16, 1991 as Instrument No. 283716, Official Records of Riverside County, California;

Thence S.89°40'00"W. along the northerly line of said Parcel 1, a distance of 13.76 feet;

Thence N.03°14'04"E., a distance of 74.97 feet;

Thence N.77°17'32"E., a distance of 80.00 feet to the westerly line of said right-of-way;

Thence S.36°33'50"W. along said westerly line, a distance of 115.00 feet to the point of beginning.

Parcel 2

A strip of land 15.00 feet in width, the centerline being described as follows:

Commencing at the northeast corner of Parcel 1 of Parcel Map 22392, as shown by map on file in Book 145 of Parcel Maps at Pages 7 and 8 thereof, Records of Riverside County, California, also being the southwest corner of that certain right-of-way conveyed to the City of Riverside by deed recorded August 16, 1991 as Instrument No. 283716, Official Records of Riverside County,

California;

Thence N.36°33'50"E. along the westerly line of said right-of-way, a distance of 530.51 feet.

Thence northeasterly continuing along said westerly line on a curve concave northwesterly, having a radius of 1,543.00 feet, through an angle of 00°44'34", an arc length of 20.00 feet to the point of beginning of said centerline description;

Thence N.16°00'00"W., a distance of 30.00 feet to the termination of said centerline description;

The sidelines of said 15.00-foot strip of land shall be prolonged or shortened to terminate in the westerly line of said right-of-way.

Parcel 3

Commencing at the southeast corner of Lot 41 of Tract 3439, as shown by map on file in Book 57 of Maps at Pages 11 through 13 thereof, Records of Riverside County, California, also being the northwest corner of that certain right-of-way conveyed to the City of Riverside by deed recorded August 16, 1991 as Instrument No. 283716, Official Records of Riverside County, California;

Thence S.04°44'45"E. along the westerly line of said right-of-way, a distance of 9.03 feet;

Thence southeasterly continuing along said westerly line on a curve concave northeasterly, having a radius of 1,457.00 feet, through an angle of 11°53'55", an arc length of 302.58 feet to the point of beginning of the parcel of land to be described;

Thence continuing southeasterly along said westerly line on a curve concave northeasterly, having a radius of 1,457.00 feet, through an angle of 01°15'30", an arc length of 32.00 feet (the initial radial line bears S.73°21'20"W.);

Thence S.17°54'10"E. continuing along said westerly line, a distance of 3.00 feet;

Thence S.72°05'50"W., a distance of 20.00 feet;

Thence N.17°19'37"W., a distance of 35.44 feet;

Thence N.73°21'20"E., a distance of 20.00 feet to the point of beginning.

Parcel 4

Commencing at the southeast corner of Lot 41 of Tract 3439, as shown by map on file in Book 57 of Maps at Pages 11 through 13 thereof, Records of Riverside County, California, also being the northwest corner of that certain right-of-way conveyed to the City of Riverside by deed recorded August 16, 1991 as Instrument No. 283716, Official Records of Riverside County, California;

Thence S.04°44'45"E. along the westerly line of said right-of-way, a distance of 9.03 feet;

Thence southeasterly continuing along said westerly line on a curve concave northeasterly, having a radius of 1,457.00 feet, through an angle of 01°34'23", an arc length of 40.00 feet to the point of beginning of the parcel of land to be described;

Thence continuing southeasterly along said westerly line on a curve concave northeasterly, having a radius of 1,457.00 feet, through an angle of 02°21'34", an arc length of 60.00 feet (the initial radial line bears S.83°40'52"W.);

Thence S.81°19'18"W., a distance of 45.00 feet;

Thence N.14°40'24"E., a distance of 66.23 feet;

Thence N.83°40'52"E., a distance of 20.00 feet to the point of beginning.

Parcel 5

That portion of Parcel 1 of Parcel Map 22392, as shown by map on file in Book 145 of Parcel Maps at Pages 7 and 8 thereof, Records of Riverside County, California, described as follows:

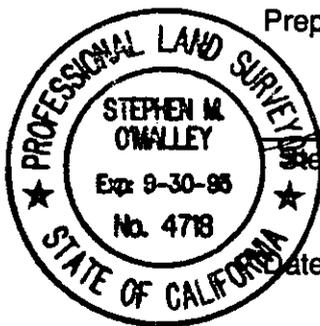
Beginning at the northeast corner of said Parcel 1;

Thence S.89°40'00"W., along the northerly line of said Parcel 1, a distance of 13.76 feet;

Thence S.03°14'04"W., a distance of 20.03 feet to the southeasterly line of said Parcel 1;

Thence N.36°33'50"E., along said southeasterly line, a distance of 25.00 feet to the point of beginning.

J. F. DAVIDSON ASSOCIATES, INC.
Prepared under the supervision of:

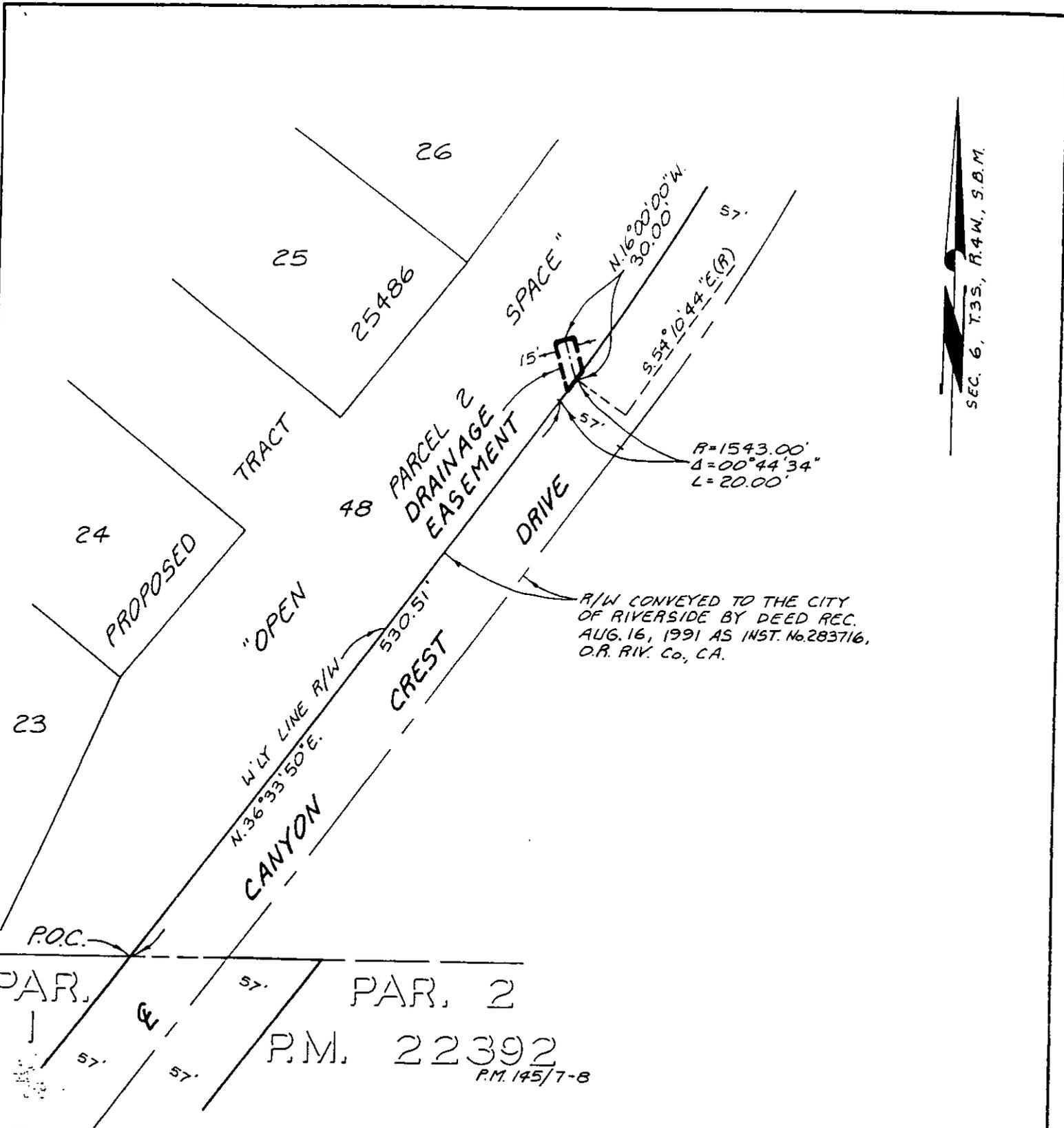


[Handwritten Signature]
Stephen M. O'Malley PLS NO. 4718

Date: 6/30/92

MWC/yb
leg:leg/ty9

DESCRIPTION APPROVAL 7/17/92
George P. Hutchinson by WF
SURVEYOR, CITY OF RIVERSIDE

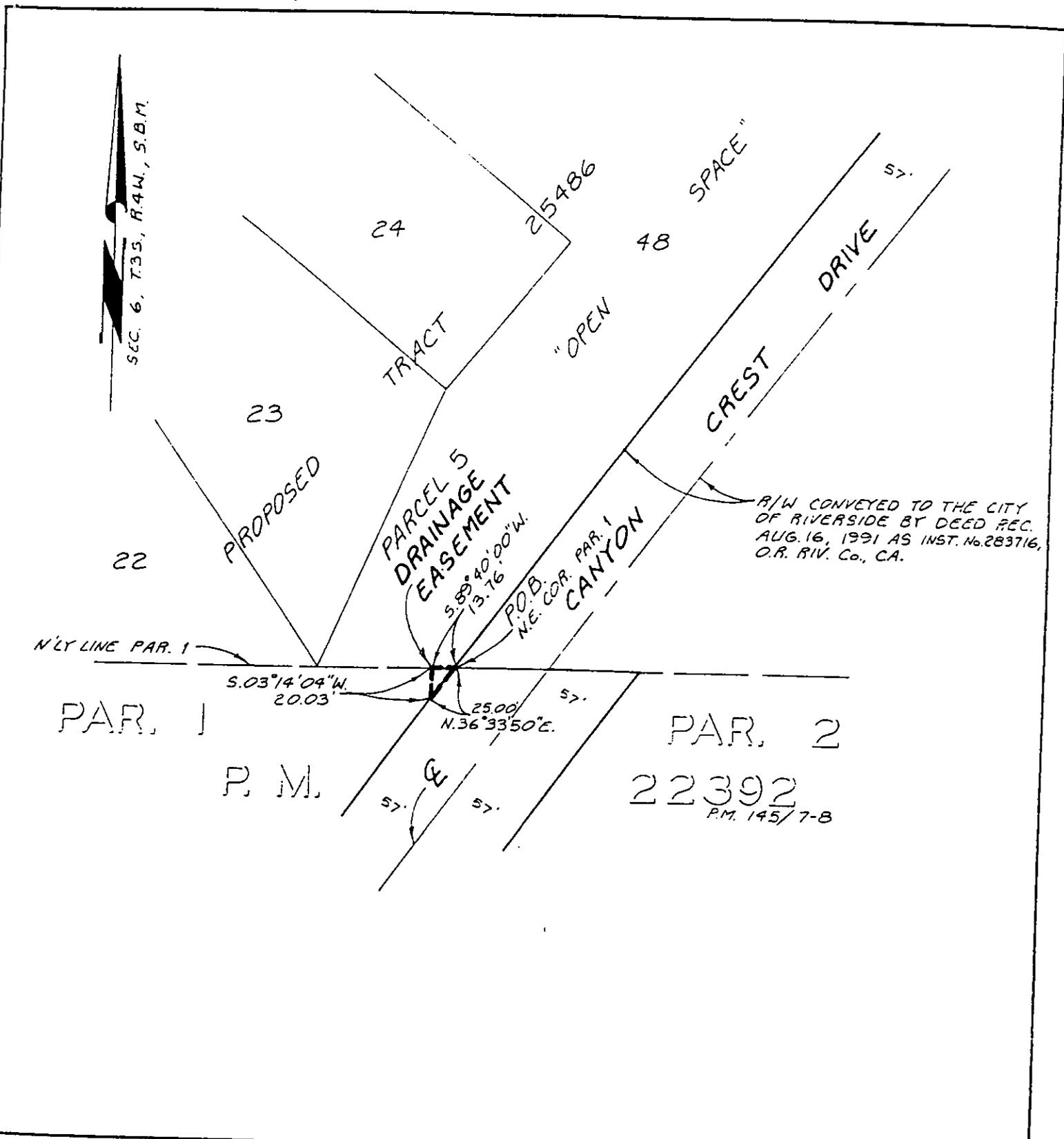


SEC. 6, T.35, R.4W, S.8M.

• 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>2</u> OF <u>4</u>	91 12517(P)
SCALE: 1" = 100'	DRAWN BY <u>YDM</u> DATE <u>6/11/92</u>	SUBJECT: <u>DRAINAGE ESMT. - PARCEL 2 : BEREN</u>

13396



R/W CONVEYED TO THE CITY OF RIVERSIDE BY DEED REC. AUG. 16, 1991 AS INST. NO. 283716, O.R. RIV. Co., CA.

• 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 4 OF 4

91
12517(P)

SCALE: 1" = 100'

DRAWN BY MDM DATE 6/11/92

SUBJECT: DRAINAGE ESMT. - PARCEL 5: BEREN