

LAL

When recorded mail to:

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

222542

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 8:00 O'CLOCK

JUN - 1 1994

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Tract 27721-2

10703

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **REGIONAL PROPERTIES 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, an 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 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 purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing,

relocating, renewing and removing said storm drain facilities.

222542

Dated 5-17-94

REGIONAL PROPERTIES INC.,
a California corporation

by [Signature]
title President

by [Signature]
title Sec.

GENERAL ACKNOWLEDGEMENT

State of California
County of Los Angeles } ss

On 5/17/94, before me Catherine Tong
(date) (name)

a Notary Public in and for said State, personally appeared
Mark Rubin & Jack A. Sweeney
Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Catherine Tong
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
() Corporate Officer(s)

Title

Title

- () Guardian/Conservator
() Individual(s)
() Trustee(s)
() Other

- () Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:

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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated _____

Real Property Services Manager
of the City of Riverside

tr277212.esa

APPROVED AS TO FORM
ASST. CITY ATTORNEY



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

Building on a tradition of excellence since 1928

May 5, 1994

W.O. #9212818-01

EXHIBIT "A"

Offsite Drainage Easement
Tract 27721-2 -- Regional/K&B

That portion of Parcels 4, 5, 11 and 14 of Parcel Map 4806, as shown by map on file in Book 7 of Parcel Maps, at Pages 8 through 12 thereof, Records of Riverside County, California, described as follows:

Beginning at the most Northerly corner of Lot 88 of Tract 27721-2, as shown by map on file in Book 248 of Maps at Pages 93 through 98 thereof, Records of Riverside County, California;

Thence S.56°14'20"W. along the Northwesterly line of said Lot 88, a distance of 71.23 feet to the most Westerly corner thereof;

Thence S.65°04'34"W., a distance of 260.00 feet;

Thence S.17°45'16"W., a distance of 149.54 feet to the Northeast corner of Lot 62 of Tract 27721-1, as shown by map on file in Book 248 of Maps at Pages 20 through 23 thereof, Records of Riverside County, California;

Thence S.86°15'59"W. along the Northerly line of said Lot 62, a distance of 10.00 feet to the Northwest corner thereof, said corner being on the Easterly line of Mission Grove Parkway South;

Thence Northerly along said Easterly line on a non-tangent curve concave Westerly, having a radius of 1,050.00 feet, through an angle of 12°54'58", an arc length of 236.70 feet, (the initial radial line bears N.86°15'59"E.);

Thence N.73°21'01"E., a distance of 17.49 feet;

Thence S.68°04'12"E., a distance of 59.00 feet;

Thence N.55°36'07"E., a distance of 40.00 feet;

Thence Easterly on a non-tangent curve concave Northerly, having a radius of 36.00 feet, through an angle of 94°28'47", an arc length of 59.36 feet, (the initial radial line bears

S.55°36'07"W.);

Thence N.51°07'19"E., a distance of 40.50 feet;

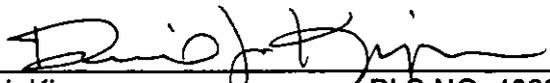
Thence Northeasterly on a curve concave Southeasterly, having a radius of 115.00 feet, through an angle of 16°41'43", an arc length of 33.51 feet;

Thence N.67°49'02"E., a distance of 199.95 feet to the Northwesterly continuation of the Northeasterly line of Botany Bay Road (Lot "B") of said Tract 27721-2;

Thence Southeasterly along said continuation on a non-tangent curve concave Northeasterly, having a radius of 318.00 feet, through an angle of 07°31'27", an arc length of 41.76 feet, (the initial radial line bears S.64°34'21"W.), to the most Northerly corner of said Lot "B";

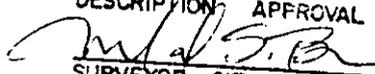
Thence S.57°02'53"W. along the Northwesterly line of said Lot "B," a distance of 36.00 feet to the Point of Beginning.

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

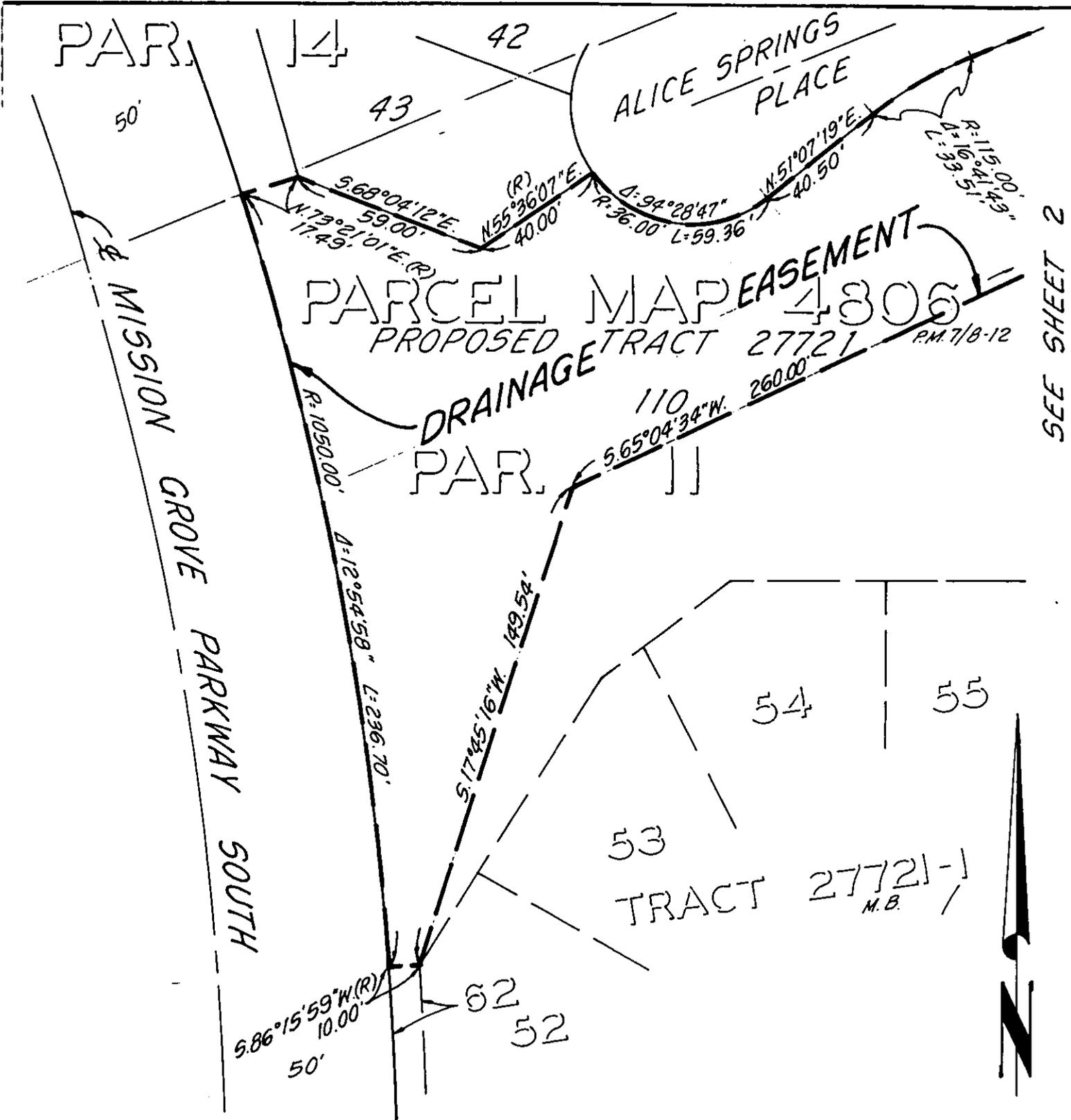

Daniel J. Kipper PLS NO. 4628

Date: 5.5.94

MWC/yb

DESCRIPTION: APPROVAL 5/16/94

SURVEYOR, CITY OF RIVERSIDE by 115





SEE SHEET 2

• CITY OF RIVERSIDE, CALIFORNIA • 11/3/11

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

92-1281801(P)

SCALE: 1" = 40'

DRAWN BY M.C. DATE 5/5/94

SUBJECT OFF-SITE DRAINAGE EASEMENT TR. 27721-2

PROPOSED TRACT 27721

PAR. 14

111

PAR.

46

39

ALICE SPRINGS PLACE

PLACE

199.95'

N.67°49'02"E.

DRAINAGE EASEMENT

5.64°34'21"W. (R)

47

R=318.00'
Δ=07°31'27"
L=41.76'

36.00'
5.57°02'53"W. (R)

48

BOTANY BAY ROAD

R=115.00'
Δ=16°41'43"
L=33.51'

PAR. 11

260.00'

PAR. 5

88

5.65°04'34"W.

110

87

SEE SHEET 1

PARCEL MAP

4806
P.M. 7/8-12

86

TRACT 27721-2

M.B. 1

91

55

• CITY OF RIVERSIDE, CALIFORNIA •

11/31-1

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 2

92-1281801(P)

SCALE: 1" = 40'

DRAWN BY M.C. DATE 5/5/94

SUBJECT OFF-SITE DRAINAGE EASEMENT TR.27721-2

13703