

273441

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 8:00 O'CLOCK

JUL 7 1994

Recorded in Official Records  
of Riverside County, California  
Recorder  
Fees \$  
*[Signature]*

FOR RECORDER'S OFFICE USE ONLY

Project: **Box Springs Blvd. Realignment**  
**S'ly of Fair Isle Dr.**

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **WELLS FARGO BANK, N. A., a national banking association**, 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 **landscaping, storm drain, public utility and sidewalk facilities**, together with all necessary appurtenances, in, under, upon, over and along that certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

**Parcel "A"**

A strip of land 3.00 feet in width lying within that portion of the south half of Section 33, Township 2 South, Range 4 West, San Bernardino Meridian and that portion of the north half of Section 4, Township 3 South, Range 4 West, San Bernardino Meridian, the westerly line of said strip being described as follows:

**COMMENCING** at the intersection of the centerline of Fischer Road with the

centerline of Box Springs Boulevard as shown by Record of Survey on file in Book 77 of Record of Surveys, pages 59 through 63 thereof, records of Riverside County, California:

**THENCE** South  $45^{\circ}22'01''$  West, along the southwesterly prolongation of said centerline of Fischer Road, a distance of 31.37 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1,200.00 feet;

**THENCE** southwesterly, along said curve, through a central angle of  $01^{\circ}20'38''$ , an arc length of 28.14 feet to a point in a non tangent curve concave northeasterly and having a radius of 450.00 feet; the radial line to said point bears South  $44^{\circ}55'22''$  West;

**THENCE** southeasterly, along said curve, through a central angle of  $23^{\circ}34'18''$ , an arc length of 185.13 feet to the **TRUE POINT OF BEGINNING**; said point being in a non tangent curve concave northeasterly and having a radius of 748.00 feet; the radial line to said point bears South  $54^{\circ}22'26''$  West;

**THENCE** southeasterly, along said curve, through a central angle of  $08^{\circ}22'22''$ , an arc length of 109.31 feet;

**THENCE** South  $43^{\circ}59'56''$  East, 205.29 feet to a point in a non tangent curve concave northerly and having a radius of 47.50 feet; the radial line to said point bears South  $29^{\circ}18'56''$  West;

**THENCE** easterly, along said curve, through a central angle of  $81^{\circ}32'12''$ , an arc length of 67.60 feet;

**THENCE** North  $26^{\circ}00'04''$  East, 16.72 feet to the beginning of a tangent curve concave southwesterly and having a radius of 60.00 feet;

**THENCE** easterly, southerly and westerly, along said curve, through a central angle of  $220^{\circ}00'00''$ , an arc length of 230.38 feet;

**THENCE** South  $66^{\circ}00'04''$  West, 16.72 feet to a point in a non tangent curve concave easterly and having a radius of 47.50 feet; the radial line to said point bears North  $35^{\circ}46'35''$  West;

**THENCE** southerly, along said curve, through a central angle of  $81^{\circ}32'12''$ , an arc length of 67.60 feet;

**THENCE** South  $43^{\circ}59'56''$  East, 315.33 feet to the beginning of a tangent curve concave southwesterly and having a radius of 852.00 feet;

**THENCE** southeasterly, along said curve, through a central angle of  $03^{\circ}23'57''$ , an arc length of 50.55 feet to a point in the westerly line of that certain parcel of land conveyed to the County of Riverside by deed recorded December 4, 1893, in Book 8, page 172 et seq., of Deeds, records of Riverside County, California and the **END** of this line description; said point hereinafter being referred to as **Point "A"**.

The **easterly** line of said 3.00 foot wide strip of land shall be shortened to terminate northerly in the westerly line of Box Springs Boulevard as shown by said Record of Survey on file in Book 77 of Record of Surveys, pages 59 through 63 thereof, and shall terminate southerly in said parcel of land conveyed to the County of Riverside.

**Area:** 3,189 square feet

**Parcel "B"**

A strip of land 3.00 feet in width lying within that portion of the south half of Section 33, Township 2 South, Range 4 West, San Bernardino Meridian and that portion of the north half of Section 4, Township 3 South, Range 4 West, San Bernardino Meridian, the easterly line of said strip being described as follows:

**COMMENCING** at **Point "A"** hereinabove described;

**THENCE** South  $12^{\circ}16'34''$  East, along said westerly line of said parcel of land conveyed to the County of Riverside, 404.23 feet;

**THENCE** South  $77^{\circ}43'26''$  West, 2.00 feet to the **TRUE POINT OF BEGINNING**; said point being the beginning of a non tangent curve concave southwesterly and having a radius of 748.00 feet; the radial line to said curve bears North  $77^{\circ}43'26''$  East;

**THENCE** northwesterly, along said curve, through a central angle of  $31^{\circ}43'22''$ , an arc length of 414.14 feet;

**THENCE** North  $43^{\circ}59'56''$  West, 688.69 feet to the beginning of a tangent curve concave northeasterly and having a radius of 852.00 feet;

**THENCE** northwesterly, along said curve, through a central angle of  $12^{\circ}30'04''$ , an arc length of 185.89 feet;

**THENCE** North  $31^{\circ}29'52''$  West, 20.58 feet and the **END** of this line description.

The westerly line of said strip shall be lengthened to terminate northerly in a line bearing North 88°09'54" West from said END point of this line description.

Area: 3,929 square feet

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 landscaping, storm drain, public utility and sidewalk facilities..

Dated 5-2-94

WELLS FARGO BANK, N.A., a national banking association

By: Wells Fargo Real Estate Group, Inc., Agent

By: Deborah K. Behrend  
Name DEBORAH K. BEHREND  
Title Vice President

By : George W. Busby  
Name George W. Busby  
Title Service VP

DESCRIPTION APPROVAL 4/19/94  
W.C. Krausky by WF  
SURVEYOR, CITY OF RIVERSIDE



GENERAL ACKNOWLEDGEMENT

State of Colorado }  
County of Denver } ss

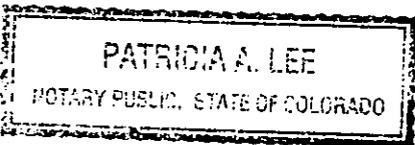
On 5-2-94, before me Patricia A. Lee  
(date) (name)

a Notary Public in and for said State, personally appeared

Reborah K. Behrend - George T. Bishop  
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.



Patricia A. Lee  
Signature

MY COMMISSION EXPIRES: Jan. 14, 1996  
Bonded Thru NOTARY PUBLIC AGENCY

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

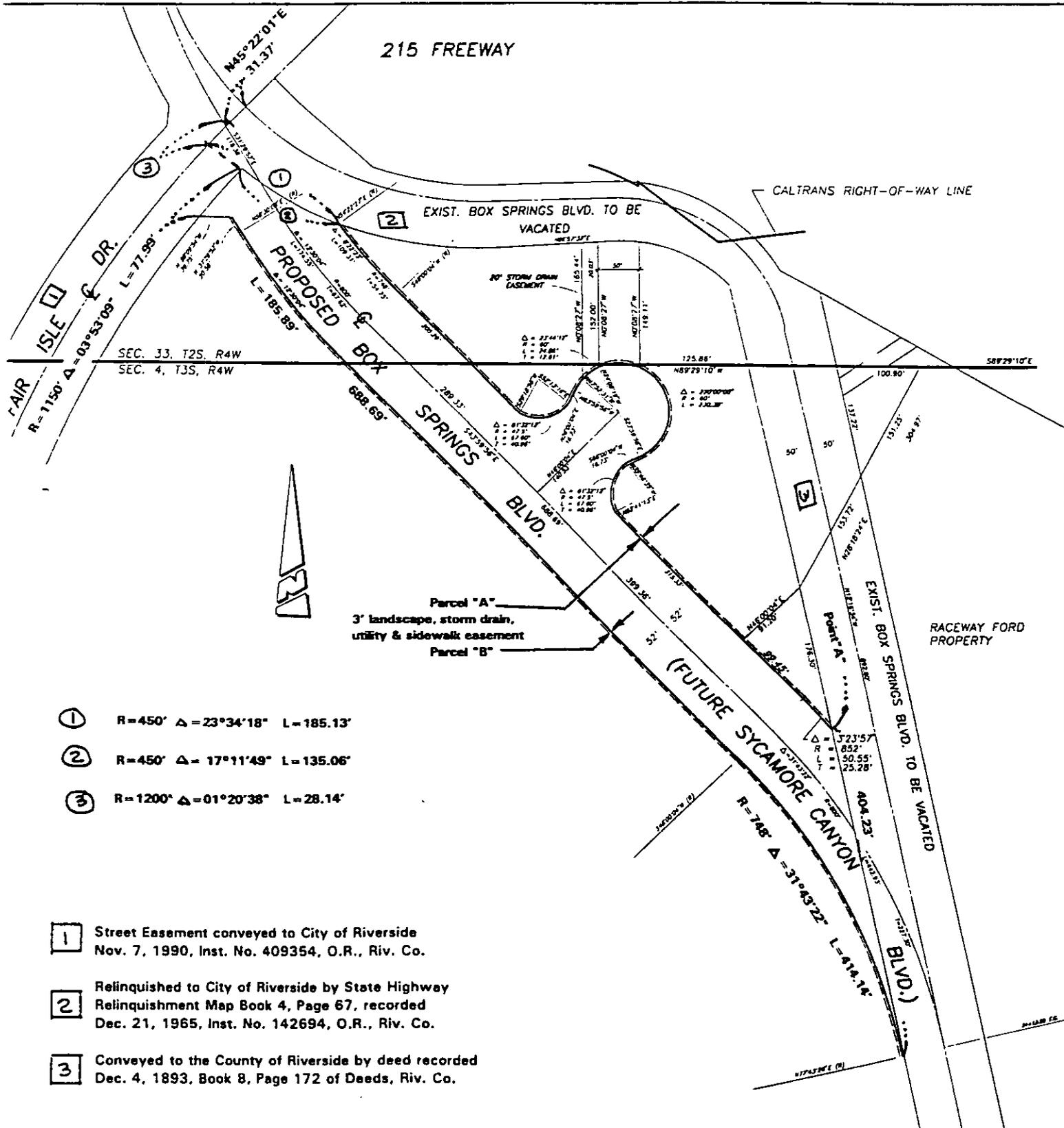
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 18233 of said City Council, adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 7/6/94

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

boxwfbw.es

APPROVED AS TO FORM  
[Signature]  
Stan T. Yamamoto, City Attorney



- ① R=450' Δ=23°34'18" L=185.13'
- ② R=450' Δ=17°11'49" L=135.06'
- ③ R=1200' Δ=01°20'38" L=28.14'

- ① Street Easement conveyed to City of Riverside Nov. 7, 1990, Inst. No. 409354, O.R., Riv. Co.
- ② Relinquished to City of Riverside by State Highway Relinquishment Map Book 4, Page 67, recorded Dec. 21, 1965, Inst. No. 142694, O.R., Riv. Co.
- ③ Conveyed to the County of Riverside by deed recorded Dec. 4, 1893, Book 8, Page 172 of Deeds, Riv. Co.

• 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 1

12/29/93  
100/00

SCALE: 1"=160'

DRAWN BY: KARL DATE: 2/10/94

SUBJECT: BOX SPRINGS REALIGNMENT

13.722