

014161

When recorded mail to:

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

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

JAN 15 1997



Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

FREE RECORDING

This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code §6103)

FOR RECORDER'S OFFICE USE ONLY

D-

Project: **Tract No. 27721**
Northrop Drive

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **MISSION GROVE HOMES**, 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 **roadway slope and 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 purpose of

constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said **roadway slope and drainage facilities**.

Dated 12/9/96

MISSION GROVE HOMES

by [Signature]
title President

by [Signature]
title Secretary

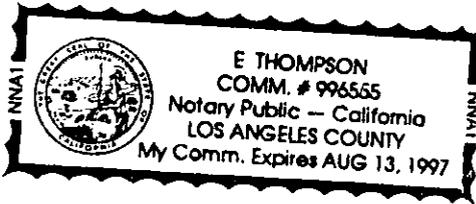
GENERAL ACKNOWLEDGEMENT

State of California
County of Los Angeles ss

On 12/9/96, before me E Thompson
(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.

E Thompson
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

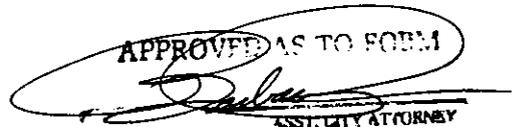
The party(ies) executing this document is/are representing:

CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)

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 12/20/96

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



November 7, 1994

Project No. 9212818-01

EXHIBIT "A"
Offsite Slope & Drainage Easement
Tract 27721 - Mission Grove Homes/Kaufman & Broad

That portion of Parcels 4 and 5 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:

COMMENCING at the Northeast corner of Northrop Drive 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, also being the Southeast corner of Parcel "B" of Certificate of Compliance recorded May 4, 1994 as Instrument No. 185008, Official Records of Riverside County, California;

Thence Northwesterly along the Northeasterly line of said Parcel "B" on a curve concave Southwesterly, having a radius of 875.00 feet, through an angle of $01^{\circ}22'29''$ an arc length of 20.99 feet (the initial radial line bears $N.83^{\circ}20'23''E.$) to the Northerly line of that certain Grant of Easement to the City of Riverside for roadway slope and drainage facilities recorded May 19, 1994 as Instrument No. 206032, Official Records of Riverside County, California;

Thence $N.81^{\circ}57'54''E.$ along the Northerly line of said Grant of Easement, a distance of 10.00 feet to a point on a line concentric with and 10.00 feet Northeasterly, measured radially from the Northeasterly line of said Parcel "B", said point being the Point of Beginning of the parcel of land to be described;

Thence Northeasterly along said concentric line on a curve concave Southwesterly, having a radius of 885.00 feet, through an angle of $26^{\circ}38'00''$, an arc length of 411.38 feet (the initial radial line bears $N.81^{\circ}57'54''E.$) to a line parallel with and 10.00 feet Northeasterly, measured at right angles from the Northeasterly line of said Parcel "B";

Thence $N.34^{\circ}40'06''W.$ along said parallel line, a distance of 381.62 feet to a line parallel with the Northerly line of said Parcel "B";

Thence $N.55^{\circ}19'54''E.$, a distance of 9.71 feet;

Thence $S.41^{\circ}16'15''E.$, a distance of 99.40 feet;

LEGAL DESCRIPTION
Off-site Slope & Drainage Easement
Tract 27721 - Mission Grove Homes/Kaufman & Broad
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Thence S.34°18'24"E., a distance of 202.21 feet;

Thence S.38°34'09"E., a distance of 156.92 feet;

Thence S.24°11'54"E., a distance of 116.75 feet;

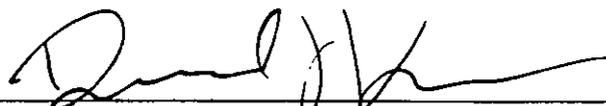
Thence S.14°40'44"E., a distance of 163.56 feet;

Thence S.06°14'10"E., a distance of 68.01 feet to the Northeast corner of said Grant of Easement;

Thence S.81°57'54"W. along the Northerly line of said Grant of Easement, a distance of 16.70 feet to the Point of Beginning.

J. F. DAVIDSON ASSOCIATES, INC.

Prepared Under the Supervision of:



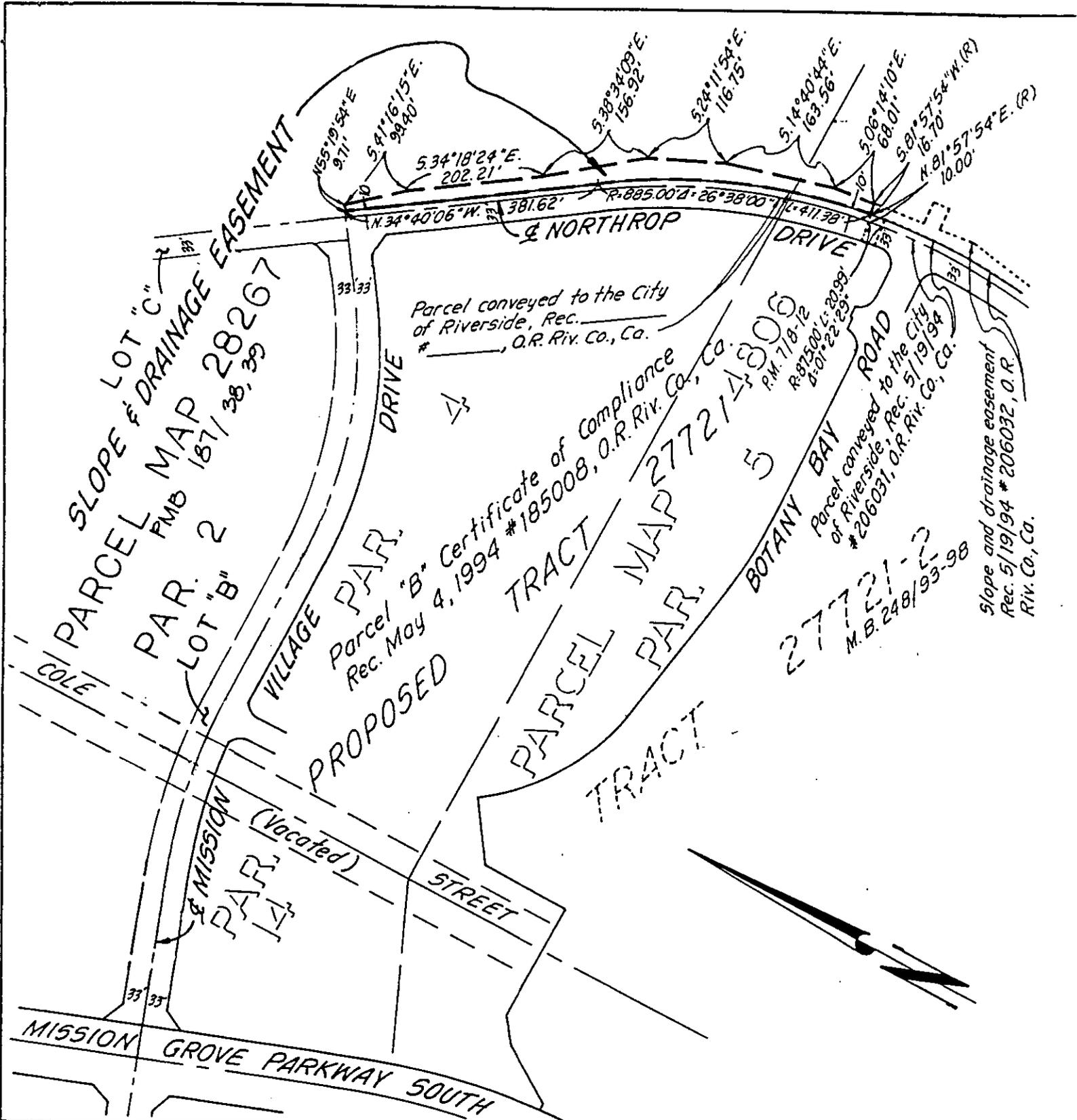
Daniel J. Kipper, PLS No. 4628

Date: 4/7/96

MWC/DJK/mh

DESCRIPTION APPROVAL 11/19/96
Ann O'S. B.
SURVEYOR, CITY OF RIVERSIDE by JE





• 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

87-2
92
1281801(P)

SCALE: 1" = 200'

DRAWN BY MC REV. DATE 11/07/96

SUBJECT NORTHROP DRIVE SLOPE & DRAINAGE EASEMENT - TR. 27721