

When recorded mail to:

387473

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

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

OCT - 9 1996

FREE RECORDING

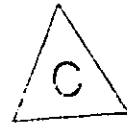
This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code §6103)

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$ 0

FOR RECORDER'S OFFICE USE ONLY

D- 240MS



Project: **Lochmoor Drive Extension**

EASEMENT

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 **public utility 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 *public utility facilities*.

Dated August 20, 1996

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

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

By: R. L. Laporte, Jr.
Name RAYMOND L. LAPORTE, JR.
Title VICE PRESIDENT

By: [Signature]
Name Donna M. Cummings
Title AVP

APPROVED AS TO FORM
[Signature]
ASST. CITY ATTORNEY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

387473

State of California

County of San Francisco

On August 20, 1996 before me, Mark J. Trupiano, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared R.L. Lapointe Jr., Donna M. Cummings
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.

Mark J. Trupiano
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

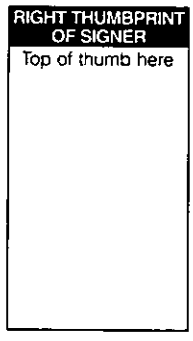
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

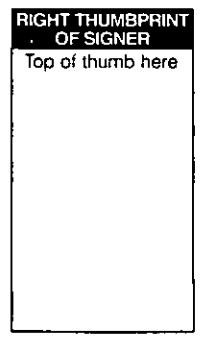
- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



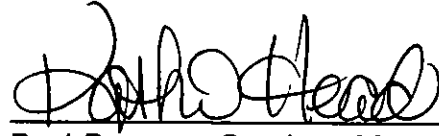
Signer Is Representing: _____

14025

CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)

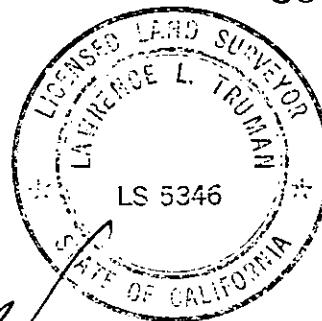
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 18233 of said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

Dated

9/27/96

Real Property Services Manager
of the City of Riverside

wfb.pue



Lawrence L. Truman

Prepared under the supervision of:
Lawrence L. Truman, L.S. #5346
Expires 12/31/99
KEITH INTERNATIONAL, INC.
22690 Cactus Avenue, Suite 300
Moreno Valley, CA 92553
(909) 653-0234

DESCRIPTION APPROVAL *8/9/94*
Amos
SURVEYOR, CITY OF RIVERSIDE by *LF*

EXHIBIT "A"
DESCRIPTION OF EASEMENT FOR PUBLIC UTILITIES
(CANMORE COURT AND DEVERON COURT)

THOSE PORTIONS OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL "A"

COMMENCING AT THE MOST NORTHERLY POINT IN THE BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DEED TO THE CITY OF RIVERSIDE RECORDED DECEMBER 30, 1986 AS INSTRUMENT NO. 333372 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR COURSES:

SOUTH 88° 25' 08" EAST, 48.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 522.00 FEET;

SOUTHEASTERLY ALONG SAID CURVE 683.80 FEET THROUGH A CENTRAL ANGLE OF 75° 03' 20";

SOUTH 13° 21' 48" EAST, 106.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 578.00 FEET;

AND SOUTHERLY ALONG SAID CURVE 5.86 FEET THROUGH A CENTRAL ANGLE OF $00^{\circ} 34' 50''$ TO THE MOST WESTERLY POINT IN THE BOUNDARY OF PARCEL "A" AS DESCRIBED IN INSTRUMENT NO. 410668, RECORDED NOVEMBER 22, 1989 IN OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG LAST SAID BOUNDARY NORTH $76^{\circ} 03' 22''$ EAST, 66.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 512.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH $76^{\circ} 03' 22''$ WEST, SAID CURVE BEING CONCENTRIC WITH LAST SAID CURVE;

THENCE NORTHERLY ALONG SAID CURVE 5.19 FEET THROUGH A CENTRAL ANGLE OF $00^{\circ} 34' 50''$;

THENCE NORTH $13^{\circ} 21' 48''$ WEST, 106.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 588.00 FEET, SAID CURVE BEING CONCENTRIC WITH THAT CERTAIN CURVE HEREIN ABOVE DESCRIBED AS HAVING A RADIUS OF 522.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE 319.16 FEET THROUGH A CENTRAL ANGLE OF $31^{\circ} 05' 57''$;

THENCE NORTH $14^{\circ} 55' 56''$ WEST, 26.33 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH $40^{\circ} 29' 42''$ EAST, 30.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 330.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE 166.80 FEET THROUGH A CENTRAL ANGLE OF $28^{\circ} 57' 35''$ TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 48.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH $78^{\circ} 27' 53''$ EAST;

THENCE NORTHERLY, WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE 161.46 FEET THROUGH A CENTRAL ANGLE OF $192^{\circ} 43' 30''$;

THENCE SOUTH $01^{\circ} 11' 23''$ EAST, 49.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 103.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE 74.94 FEET THROUGH A CENTRAL ANGLE OF $41^{\circ} 41' 05''$;

THENCE SOUTH 40° 29' 42" WEST, 29.50 FEET TO A POINT DISTANT NORTH 49° 30' 18" WEST, 60.00 FEET FROM THE TRUE POINT OF BEGINNING, SAID POINT HEREINAFTER REFERRED TO AS POINT "A";

THENCE SOUTH 49° 30' 18" EAST, 60.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL "B"

COMMENCING AT THE HEREIN ABOVE DESCRIBED POINT "A";

THENCE NORTH 84° 04' 40" WEST, 26.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 588.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF NORTH 35° 27' 09" EAST, SAID CURVE BEING CONCENTRIC WITH THAT CERTAIN CURVE HEREIN ABOVE DESCRIBED AS HAVING A RADIUS OF 522.00 FEET;

THENCE WESTERLY ALONG SAID CURVE 224.71 FEET THROUGH A CENTRAL ANGLE OF 21° 53' 47";

THENCE NORTH 46° 54' 49" WEST, 26.33 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 08° 30' 49" EAST, 56.33 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 48.00 FEET;

THENCE NORTHERLY, WESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG SAID CURVE 175.93 FEET THROUGH A CENTRAL ANGLE OF 210° 00' 00";

THENCE SOUTH 21° 29' 11" EAST, 25.63 FEET TO A POINT DISTANT NORTH 73° 57' 42" WEST, 77.42 FEET FROM THE TRUE POINT OF BEGINNING;

THENCE SOUTH 73° 57' 42" EAST, 77.42 FEET TO THE POINT OF BEGINNING.

SCALE: 1" = 100'

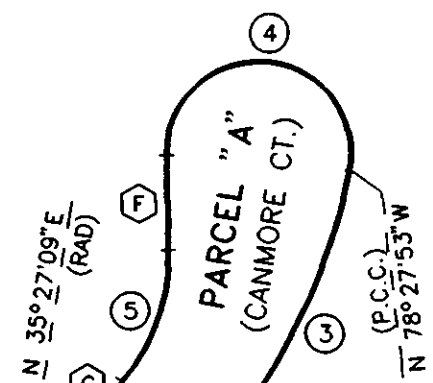
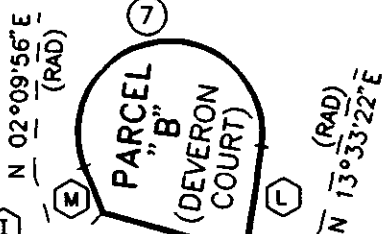
EXHIBIT "A-1"

PUBLIC UTILITY EASEMENT

W. 1/4 COR., SEC. 33,
T.2 S., R.4 W., S.B.M.

TENTATIVE TRACT NO. 21167

WEST LINE, SEC. 33



P.O.C., PAR. "A"

INST. NO. 333372
REC. 12-30-86, O.R.

LOCHMOOR

T.P.O.B., PAR. "A"

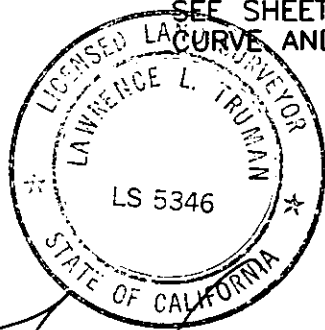
POINT "A"
P.O.C. PAR. "B"

DRIVE

(---) INDICATES RECORD DATA
PER INST. NO. 333372
REC. 12-30-86, O.R.



SEE SHEET 2 FOR
CURVE AND LINE DATA



PREPARED UNDER THE
SUPERVISION OF:
LAWRENCE L. TRUMAN, L.S. 5346
KEITH INTERNATIONAL, INC.
INLAND EMPIRE DIVISION

PARCEL "A"
INST. NO. 410668
REC. 11-22-89, O.R.

57/2
57/4
58/1

EXHIBIT "A-1"

PUBLIC UTILITY EASEMENT

(---) INDICATES RECORD DATA
PER INST. NO. 333372
REC. 12-30-86, O.R.

LINE DATA

○	BEARING	DISTANCE
A	(N 88°25'08"W	48.46)
B	(N 13°21'48"W	106.72)
C	N 76°03'22"E (RAD)	66.00
D	N 14°55'56"W	26.33
E	N 40°29'42"E	30.47
F	N 01°11'23"W	49.67
G	N 40°29'42"E	29.50
H	N 84°04'40"W	26.33
I	N 88°25'08"W	48.45
J	N 01°35'20"E	66.00
K	N 46°54'49"W	26.33
L	N 08°30'49"E	56.33
M	N 21°29'11"W	25.63
N	N 43°10'23"E	32.11
O	N 49°30'18"W	60.00
P	N 73°57'42"W	77.42

CURVE DATA

○	DELTA	RADIUS	LENGTH	TANGENT
1	0°34'50"	578.00	5.86	2.93
2	0°34'50"	512.00	5.19	2.59
3	28°57'35"	330.00	166.80	85.22
4	192°43'30"	48.00	161.46	
5	41°41'05"	103.00	74.94	39.21
6	21°53'47"	588.00	224.71	113.74
7	210°00'00"	48.00	175.93	
8	0°35'04"	588.00	6.00	3.00