

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)

387474

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

OCT - 9 1996

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

D-



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 **storm drain and sanitary sewer 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 and sanitary sewer facilities.*

Dated August 20, 1996

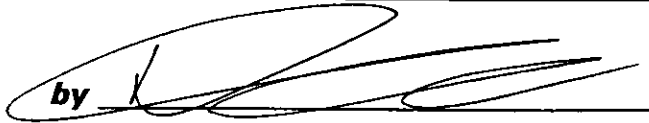
WELLS FARGO BANK, N.A., a national banking association

~~By Wells Fargo Real Estate Group, Inc.~~
~~and~~

by R. L. Lapointe, Jr.

name RAYMOND L. LAPONTE, JR.
VICE PRESIDENT

title _____

by 

name Donna M. Cummings

title AVP

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Francisco

On 8/20/96 before me, Mark J. Trupiano
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: _____

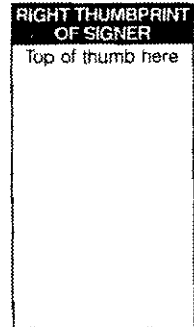
- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



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:

CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)

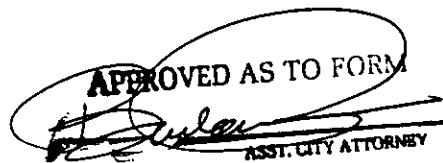
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 18233 of said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

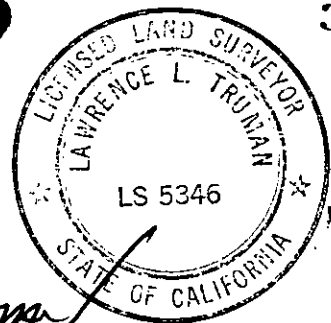
Dated 9/27/96



Real Property Services Manager
of the City of Riverside

lochmoor.sds


APPROVED AS TO FORM
ASST. CITY ATTORNEY



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 8/1/98
 SURVEYOR, CITY OF RIVERSIDE BY *[Signature]*

EXHIBIT "A"
 DESCRIPTION OF STORM DRAIN AND SEWER EASEMENT
 ADJACENT TO LOCHMOOR DRIVE

THAT PORTION 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:

BEGINNING AT A POINT IN THE BOUNDARY OF PARCEL "A" AS DESCRIBED IN INSTRUMENT NO. 410668, RECORDED NOVEMBER 22, 1989, IN OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING THE NORTHWESTERLY TERMINUS OF THAT CERTAIN CURVE DESCRIBED THEREIN AS BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 512.00 FEET AND A CENTRAL ANGLE OF 40° 18' 11". A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 76° 03' 22" WEST:

THENCE SOUTH 68° 16' 12" EAST, 162.60 FEET TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 48.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF NORTH 73° 07' 15" WEST:

THENCE SOUTHERLY ALONG SAID CURVE 18.86 FEET THROUGH A CENTRAL ANGLE OF 22° 30' 29" TO A LINE PARALLEL WITH AND 18.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHWESTERLY FROM THAT CERTAIN COURSE HEREIN ABOVE DESCRIBED AS SOUTH 68° 16' 12" EAST, 162.60 FEET:

THENCE ALONG SAID PARALLEL LINE NORTH 68° 16' 12" WEST, 154.26 FEET TO A POINT IN FIRST SAID CURVE, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 73° 32' 09" WEST:

THENCE NORTHWESTERLY ALONG SAID CURVE 22.52 FEET THROUGH A CENTRAL ANGLE OF 02° 31' 13" TO THE POINT OF BEGINNING.

EXHIBIT "A-1"

STORM DRAIN AND SEWER EASEMENT

SHEET 1 OF 1
SCALE: 1" = 40'

TENTATIVE TRACT NO. 21167

P.O.B.

81

80

139

138

N 76°03'22"E
(RAD)

N 73°32'09"E
(RAD)

N 68°16'12"W 162.60'

N 73°07'15"W
(RAD)

N 68°16'12"W 154.26'

Δ=22°30'29"
R=48.00'
L=18.86'

Δ=2°31'13"
R=512.00'
L=22.52'

137

N 84°22'16"E
(RAD)

(HADDINGTON)
(DRIVE)

TENTATIVE
TRACT NO. 22408

136

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

(LOCHMOOR DRIVE)



(....) INDICATES RECORD DATA
PER INST. NO. 410668,
REC. 11-22-89, O.R.

Lawrence L. Truman

PREPARED UNDER THE
SUPERVISION OF:
LAWRENCE L. TRUMAN, L.S. 5346 57/2
KEITH INTERNATIONAL, INC. 5714
INLAND EMPIRE DIVISION 5813