

When recorded mail to:

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

387487

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 \$

FOR RECORDER'S OFFICE USE ONLY

D-



b

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 **landscape and walls**, 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 *landscape and walls*.

Dated August 20, 1906

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

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

by R. L. Lapointe, Jr.

name RAYMOND L. LAPONTE, JR.

VICE PRESIDENT

title _____

by 

name Donna M. Gummings

title AVP

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

387487

State of California

County of San Francisco

On 8/20/96 before me, Mark J. Trupiano, Notary Public

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

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: _____

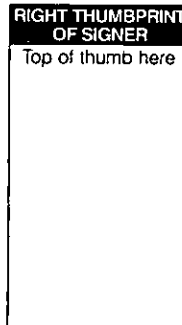
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

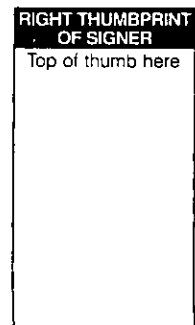
- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



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: _____

14029

CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)

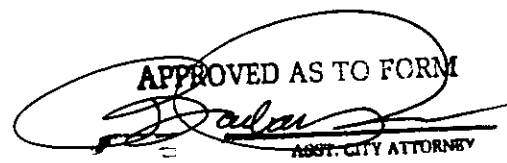
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 18233 of said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

Dated 9/27/96



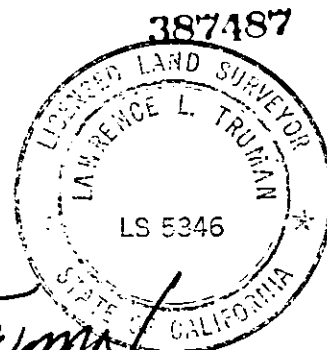
Real Property Services Manager
of the City of Riverside

lochmoor.law


APPROVED AS TO FORM

ASST. CITY ATTORNEY

DESCRIPTION APPROVAL 8/1/86
by Lawrence L. Truman
SURVEYOR, CITY OF RIVERSIDE



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

EXHIBIT "A"
DESCRIPTION OF LANDSCAPE AND WALL EASEMENTS
ADJACENT TO LOCHMOOR DRIVE

THOSE PORTIONS 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"

BEGINNING AT A POINT IN THE BOUNDARY OF THAT CERTAIN PARCEL OF
LAND DESCRIBED IN INSTRUMENT NO. 387472, RECORDED 10-09,
1996, IN OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING THE
EASTERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED THEREIN AS
BEING NORTH 84° 04' 40" WEST, 26.33 FEET;

THENCE ALONG SAID COURSE NORTH 84° 04' 40" WEST, 26.33 FEET TO
THE BEGINNING OF A NONTANGENT 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;

THENCE CONTINUING ALONG SAID BOUNDARY NORTHWESTERLY ALONG
SAID CURVE 90.70 FEET THROUGH A CENTRAL ANGLE OF 08° 50' 18";

THENCE NORTH 71° 36' 51" EAST, 29.20 FEET;

THENCE SOUTH 50° 10' 16" EAST, 73.33 FEET;

THENCE SOUTH 59° 28' 58" EAST, 23.00 FEET TO THE POINT OF BEGINNING.

PARCEL "B"

COMMENCING AT A POINT IN THE BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 387472, RECORDED 10-09, 1996, IN OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN CURVE DESCRIBED THEREIN AS BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 588.00 FEET AND A CENTRAL ANGLE OF 31° 05' 57";

THENCE NORTHWESTERLY ALONG SAID CURVE 135.01 FEET THROUGH A CENTRAL ANGLE OF 13° 09' 21" TO THE TRUE POINT OF BEGINNING, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF NORTH 63° 28' 51" EAST;

THENCE CONTINUING NORTHWESTERLY ALONG SAID CURVE 100.64 FEET THROUGH A CENTRAL ANGLE OF 09° 48' 25";

THENCE SOUTH 81° 19' 34" EAST, 29.59 FEET;

THENCE SOUTH 23° 31' 31" EAST, 83.21 FEET;

THENCE SOUTH 24° 23' 03" EAST, 24.58 FEET;

THENCE NORTH 49° 19' 15" WEST, 26.64 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL "C"

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 ALONG THE NORTHWESTERLY EXTENSION OF SAID CURVE 5.19 FEET THROUGH A CENTRAL ANGLE OF 00° 34' 50";

THENCE NORTH 13° 21' 48" WEST, 36.44 FEET;

THENCE SOUTH 58° 21' 48" EAST, 56.30 FEET TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 459.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 89° 12' 50" WEST;

THENCE SOUTHERLY ALONG SAID CURVE 148.14 FEET THROUGH A CENTRAL ANGLE OF 18° 29' 30";

THENCE SOUTH 85° 38' 48" EAST, 2.45 FEET;

THENCE SOUTH 16° 12' 22" EAST, 35.60 FEET TO A POINT IN FIRST SAID CURVE, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 55° 13' 30" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE 186.15 FEET THROUGH A CENTRAL ANGLE OF 29° 49' 52" TO THE POINT OF BEGINNING.

PARCEL "D"

COMMENCING 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";

THENCE SOUTHWESTERLY ALONG SAID CURVE 210.30 FEET THROUGH A CENTRAL ANGLE OF 23° 32' 00" TO THE TRUE POINT OF BEGINNING, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 52° 31' 22" WEST;

THENCE CONTINUING SOUTHEASTERLY ALONG SAID CURVE 26.00 FEET THROUGH A CENTRAL ANGLE OF 02° 54' 35";

THENCE NORTH 23° 13' 02" WEST, 20.22 FEET;

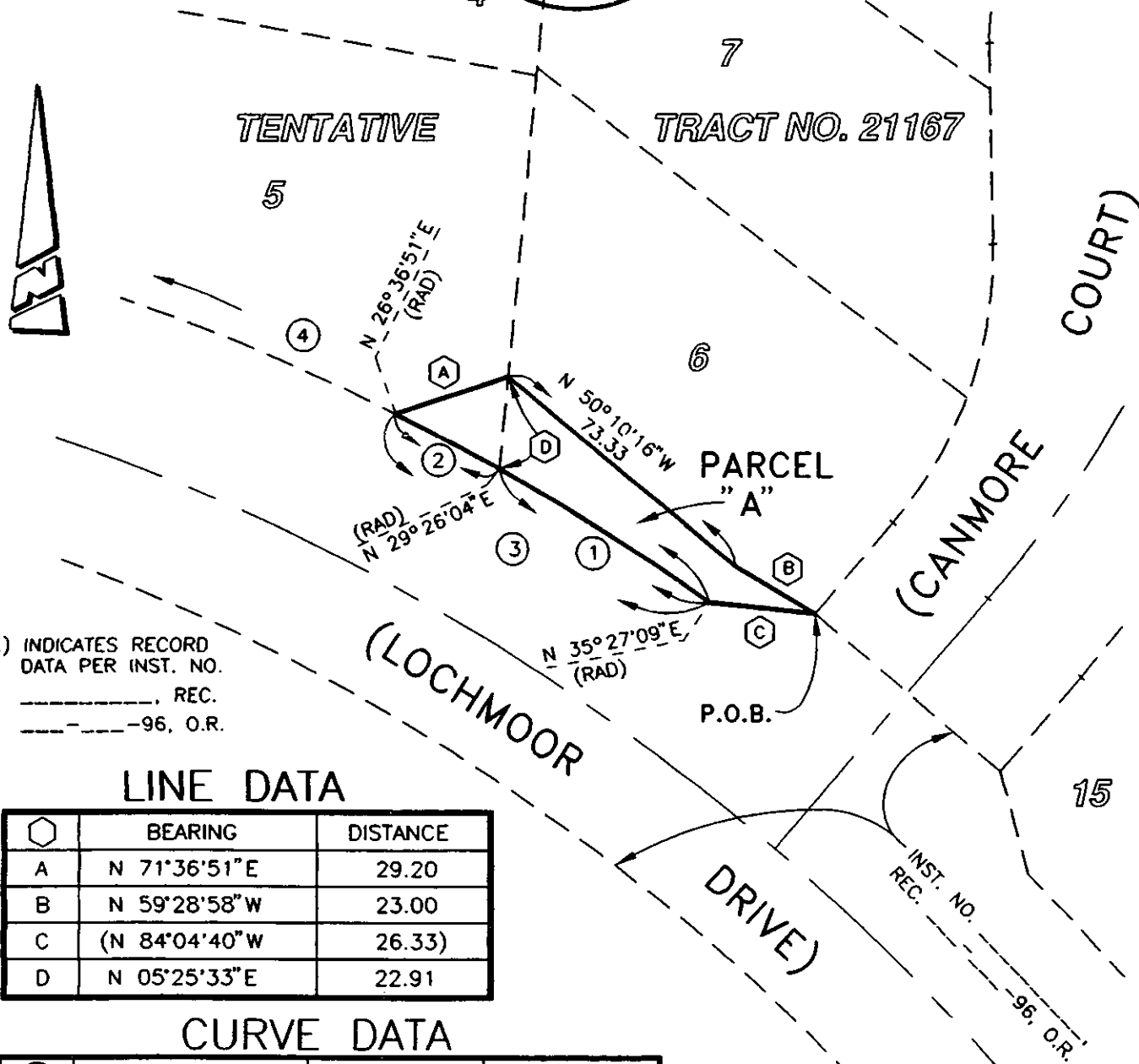
THENCE NORTH 78° 53' 27" WEST, 8.53 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT "A-1"
LANDSCAPE EASEMENT

SHEET 1 OF 4
SCALE: 1" = 40'

Lawrence L. Truman

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



(....) INDICATES RECORD
DATA PER INST. NO.
----- REC.
-----96, O.R.

LINE DATA

○	BEARING	DISTANCE
A	N 71°36'51"E	29.20
B	N 59°28'58"W	23.00
C	(N 84°04'40"W	26.33)
D	N 05°25'33"E	22.91

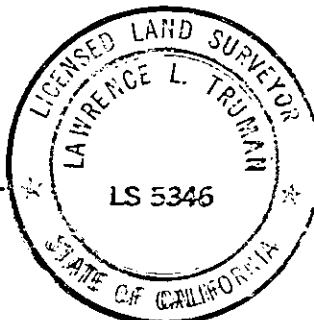
CURVE DATA

○	DELTA	RADIUS	LENGTH
1	6°01'05"	588.00	61.76
2	2°49'13"	588.00	28.94
3	8°50'18"	588.00	90.70
4	(21°53'47")	(588.00)	(224.71)

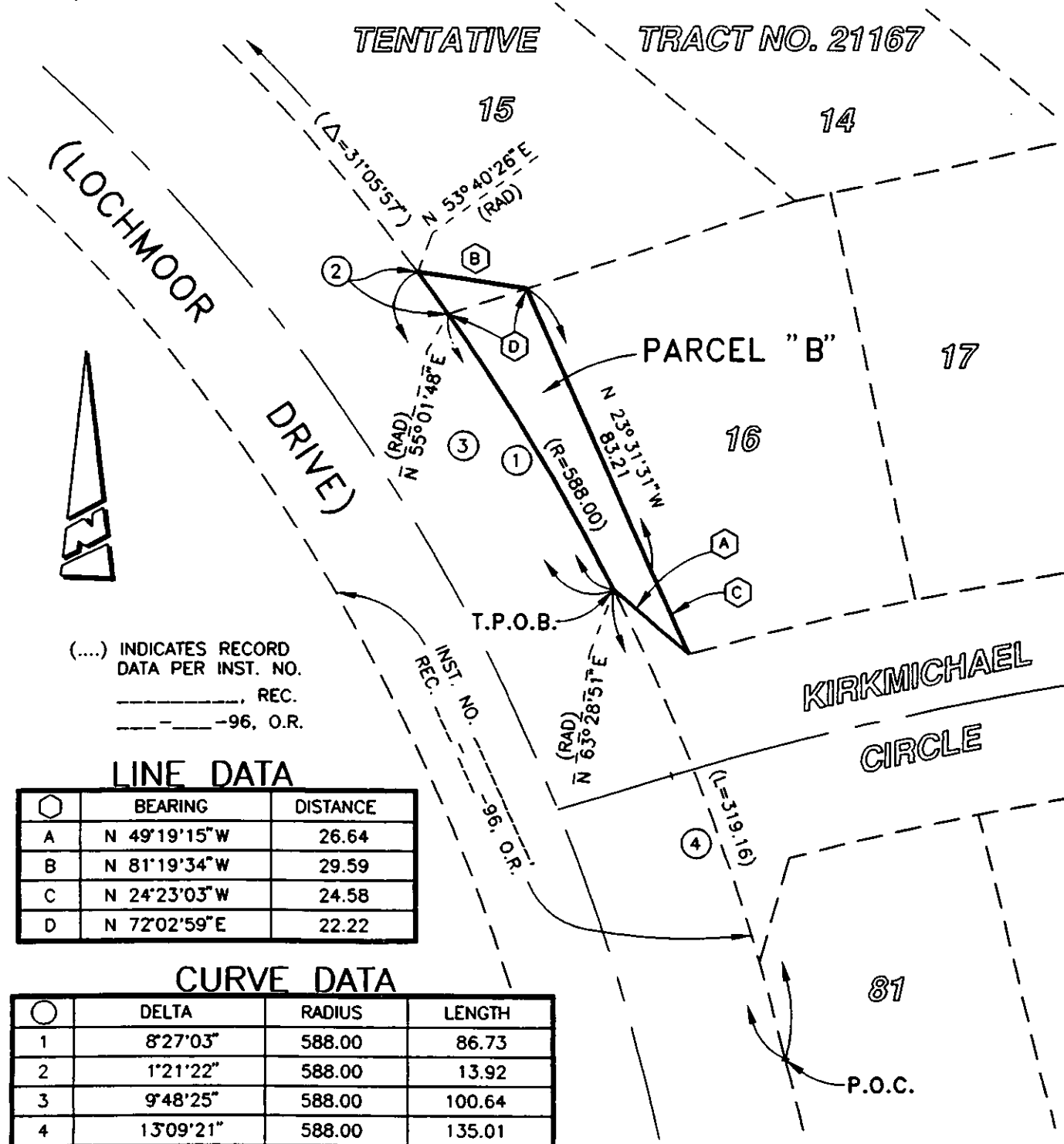
EXHIBIT "A-1"
LANDSCAPE EASEMENT

SHEET 2 OF 4
SCALE: 1" = 40'

Lawrence L. Truman



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



(....) INDICATES RECORD DATA PER INST. NO.
----- REC.
----- -96, O.R.

LINE DATA

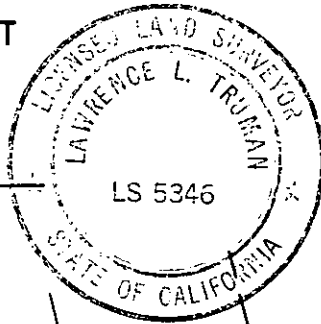
○	BEARING	DISTANCE
A	N 49°19'15"W	26.64
B	N 81°19'34"W	29.59
C	N 24°23'03"W	24.58
D	N 72°02'59"E	22.22

CURVE DATA

○	DELTA	RADIUS	LENGTH
1	8°27'03"	588.00	86.73
2	1°21'22"	588.00	13.92
3	9°48'25"	588.00	100.64
4	13°09'21"	588.00	135.01

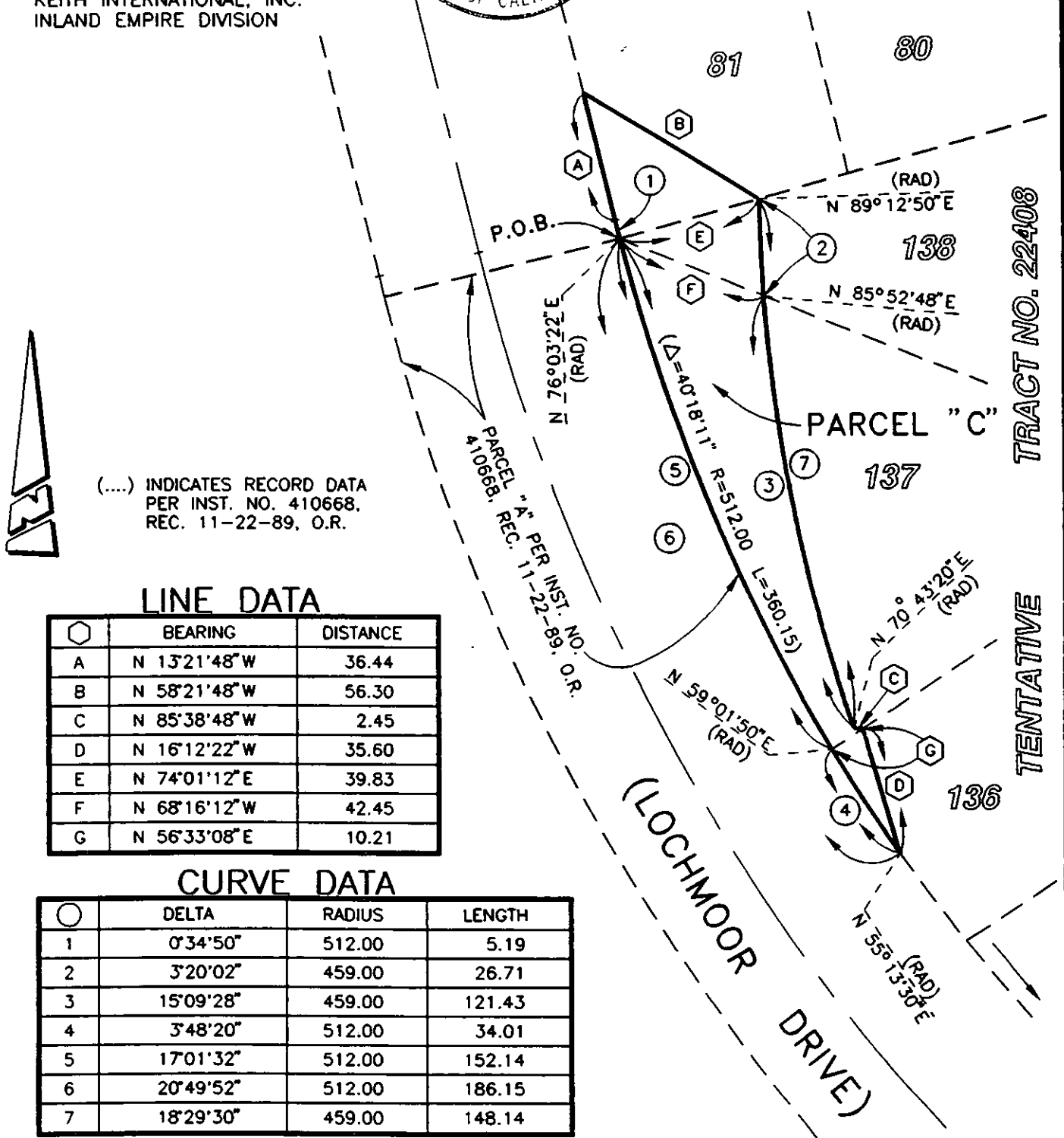
EXHIBIT "A-1"
LANDSCAPE EASEMENT

Lawrence L. Truman



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

TENTATIVE
TRACT NO. 21167



LINE DATA

○	BEARING	DISTANCE
A	N 13°21'48"W	36.44
B	N 58°21'48"W	56.30
C	N 85°38'48"W	2.45
D	N 16°12'22"W	35.60
E	N 74°01'12"E	39.83
F	N 68°16'12"W	42.45
G	N 56°33'08"E	10.21

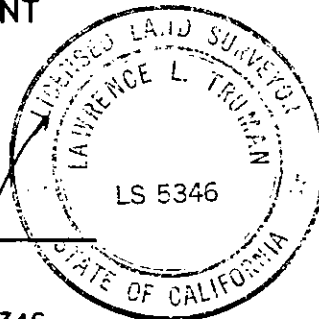
CURVE DATA

○	DELTA	RADIUS	LENGTH
1	0°34'50"	512.00	5.19
2	3°20'02"	459.00	26.71
3	15°09'28"	459.00	121.43
4	3°48'20"	512.00	34.01
5	17°01'32"	512.00	152.14
6	20°49'52"	512.00	186.15
7	18°29'30"	459.00	148.14

EXHIBIT "A-1"

LANDSCAPE EASEMENT

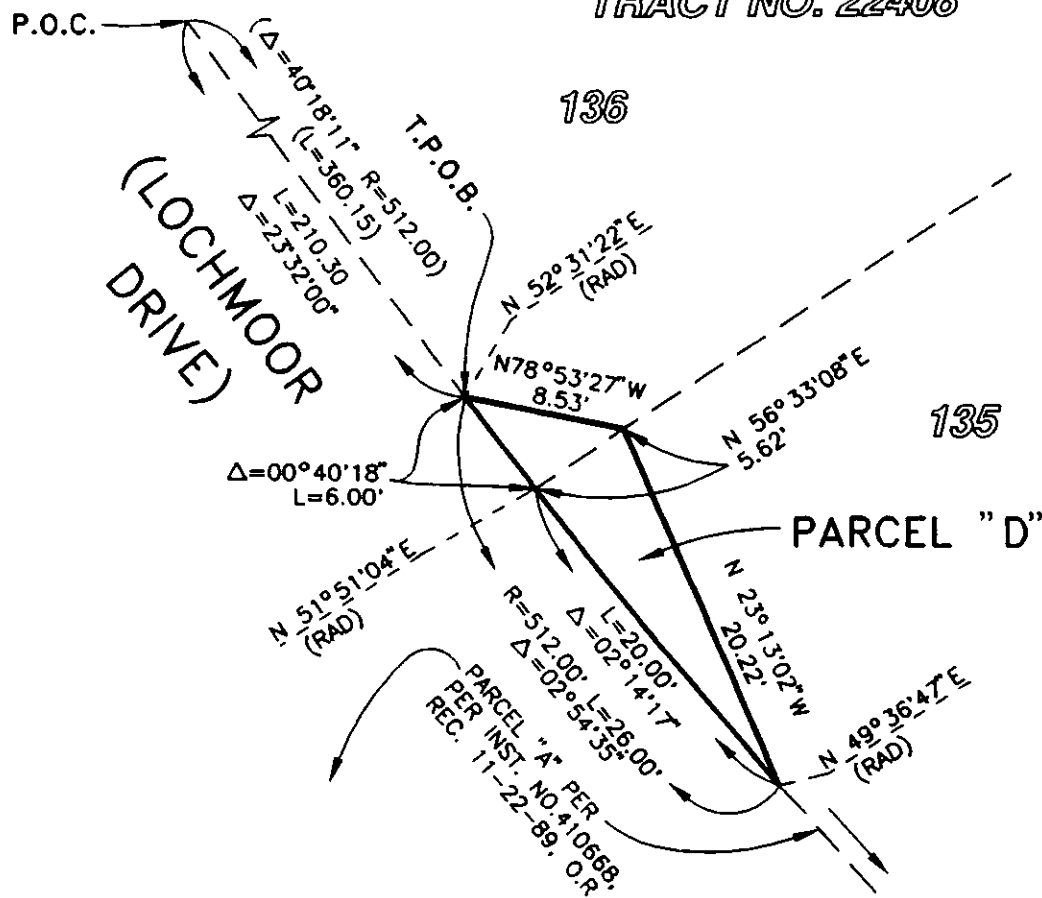
SHEET 4 OF 4
SCALE: 1" = 10'



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

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

TENTATIVE TRACT NO. 22408



5712
5714
5813