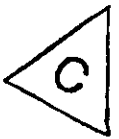


447026



RECEIVED FOR REC RD
AT 8:00 O'CLOCK

When recorded mail to:

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

NOV 22 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

ME
Ø

FOR RECORDER'S OFFICE USE ONLY

D- 11/22/96

Project: **Tract No. 27919**
Horace between Gage Canal and Hawarden

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **SHEFFIELD-HAWARDEN HILLS, LLC., a California limited liability company**, 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 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 facilities**.

Dated 11/10/96

SHEFFIELD-HAWARDEN HILLS, LLC.,
a California limited liability company

By: Sheffield Homes LLC, "as manager"

by [Signature]

title MEMBER

by [Signature]

title Member

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On November 18, 1996 before me Cindy L. McFarland
(date) (name)

a Notary Public in and for said State, personally appeared

John K. Abel and Edwin M. Hupp Jr.
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.

Cindy L. McFarland
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)

Other
Member

- () 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 11/22/96

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

127919.sds

APPROVED AS TO FORM
[Signature]
ASST. CITY ATTORNEY

EXHIBIT "A"

That portion of Lot 1 of Tract No. 27919, as shown by map on file in Book 260 at pages 71 through 74 inclusive thereof, Records of Riverside County, California, described as follows:

Commencing at the most westerly corner of said Lot 1;

Thence North $53^{\circ} 22' 15''$ East along the northwesterly line of said Lot 1, a distance of 15.00 feet to a point on the northeasterly line of the 15.00 foot storm drain easement as shown on said Tract No. 27919;

Thence South $33^{\circ} 59' 10''$ East along said northeasterly line, a distance of 10.01 feet for the TRUE POINT OF BEGINNING;

Thence continuing South $33^{\circ} 59' 10''$ East along said northeasterly line, a distance of 65.00 feet to a point of cusp with a curve, concave to the east, having a radius of 25.00 feet, the radial line at said point bears South $56^{\circ} 00' 50''$ West;

Thence northeasterly along said curve, to the right, through a central angle of $90^{\circ} 00' 00''$, an arc distance of 39.27 feet to the end thereof;

Thence North $56^{\circ} 00' 50''$ East, a distance of 12.50 feet;

Thence North 33° 59' 10" West, a distance of 15.00 feet;

Thence South 56° 00' 50" West, a distance of 12.50 feet to the beginning of a tangent curve, concave to the north, having a radius of 25.00 feet, said curve being tangent at its northeasterly terminus at the true point of beginning;

Thence northwesterly along said curve, to the right, through a central angle of 90° 00' 00", an arc distance of 39.27 feet to the true point of beginning.

Containing 830 square feet, more or less.

PREPARED UNDER MY SUPERVISION:

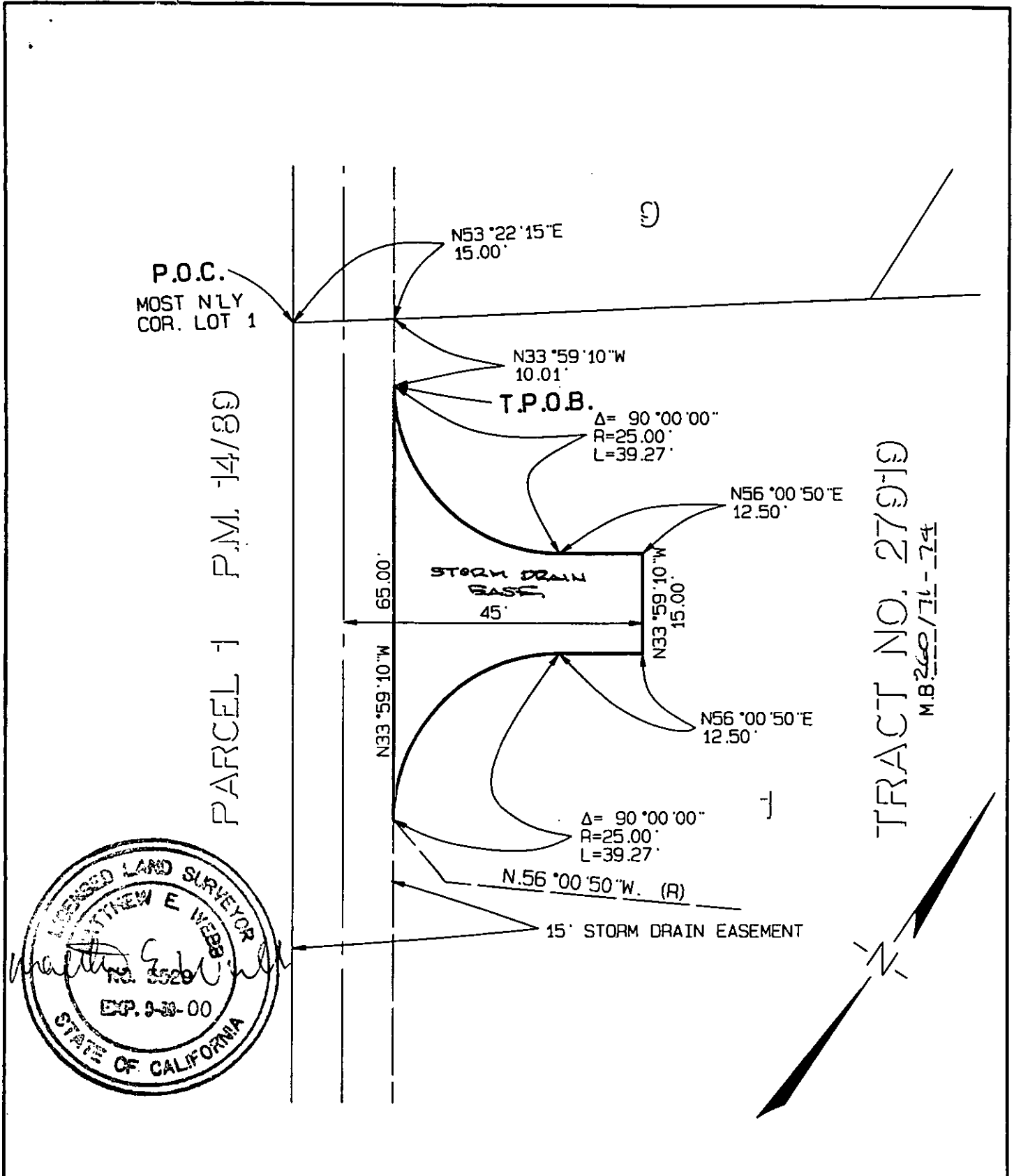
Matthew E. Webb
Matthew E. Webb, L.S. 5529

11/4/96
Date

Prepared by: [Signature]
Checked by: [Signature]



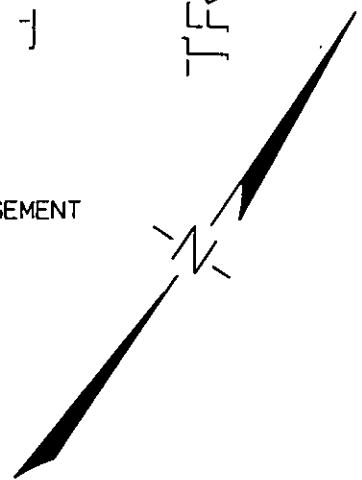
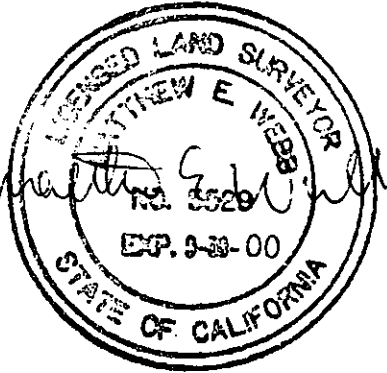
11/18/96
[Signature] by LE
INVESTOR, CITY OF INVERSID



PARCEL 1 P.M. 14/89

TRACT NO. 27919

M.B. 260/11-74



CITY OF RIVERSIDE, CALIFORNIA

69-2

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

W.O. 96-76

SCALE: 1" = 20'

DRWN BY AWG DATE 11/6/96
CHKD BY AWG DATE 11/6/96

SUBJECT: PLAT FOR TURNAROUND EASEMENT