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When recorded mail to:

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

APR 24 1997

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-

Project: **Parcel Map No. 19617**
Valley Springs Parkway

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CANYON SPRINGS MARKETPLACE CORP., a California non-profit Mutual Benefit Corporation**, 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 **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 *sanitary sewer facilities*.

Dated March 5, 1997

CANYON SPRINGS MARKETPLACE CORP.,
a California non-profit
Mutual Benefit Corporation

by Wayne A. Turner
title Vice President

by _____

title _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

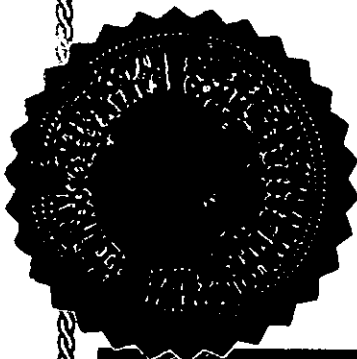
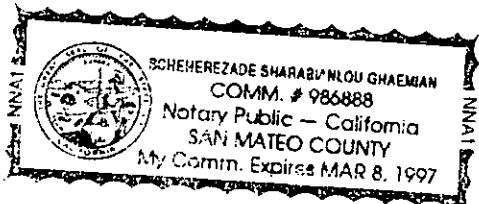
State of CALIFORNIA

County of SAN MATEO

On March 5, 1997 before me, SCHEHEREZADE SHARABIANLOU GHAEMIAN, DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Wayne Turner 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.

[Signature] SIGNATURE OF NOTARY

OPTIONAL

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

CAPACITY CLAIMED BY SIGNER

- Individual, Corporate Officer, Partner(s), Attorney-in-fact, Trustee(s), Guardian/conservator, Other, Limited, General.

DESCRIPTION OF ATTACHED DOCUMENT

Event TITLE OR TYPE OF DOCUMENT

5 NUMBER OF PAGES

3/5/97 DATE OF DOCUMENT

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

None SIGNER(S) OTHER THAN NAMED ABOVE

GENERAL ACKNOWLEDGEMENT

State of California }
County of _____ } ss

On _____, before me _____
(date) (name)

a Notary Public in and for said State, personally appeared

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.

Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

Title _____

Title _____

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

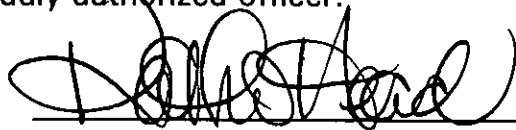
- () Partner(s)
- () General
- () Limited

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 4/10/97



Real Property Services Manager
of the City of Riverside

pn19617.csm



ASST. CITY ATTORNEY

Those portions of Parcels 16, 17, and 18 of Parcel Map 19617, as shown by map on file in Book 128 of Parcel Maps at pages 91 through 103, Records of Riverside County, California, described as follows:

Commencing at the northwest corner of Parcel 20 of said Parcel Map 19617;

Thence South 00° 00' 39" West along the west line of said Parcel 20, a distance of 76.57 feet to the intersection with said west line and the northeasterly line of the 20.00 foot wide Sewer Easement as shown on said map;

Thence South 32° 23' 04" East along said northeasterly line, a distance of 33.30 feet to a point thereon, said point being the beginning of a non-tangent curve, concave westerly, having a radius of 190.00 feet, the radial line at said point bears North 88° 47' 46" East;

Thence northerly along said curve, to the left, through a central angle of 15° 59' 00", an arc distance of 53.00 feet to the beginning of a reverse curve, concave easterly, having a radius of 210.00 feet, the radial line at said point bears South 72° 48' 46" West, the center of said curve hereinafter referred to as Point "A", is on a line parallel with and distant easterly 210.00 feet, measured at a right angle, from the west line of Parcel 18 of said Parcel Map;

Thence northerly along said curve, to the right, through a central angle of 14° 35' 27", an arc distance of 53.48 feet for the TRUE POINT OF BEGINNING, said point being on the north line of said Parcel 20, the radial line at said point bears South 87° 24' 13" West;

Thence continuing along said last mentioned curve, to the right, through a central angle of 02° 36' 26", an arc distance of 9.56 feet to a tangent point on the west line of said Parcel 18;

Thence North 00° 00' 39" East along said west line of Parcel 18 and along the west line of Parcels 17 and 16, a distance of 380.45 feet to a point on said west line of Parcel 16;

Thence South 89° 51' 06" East, a distance of 20.00 feet to a point on a line parallel with and distant easterly 20.00 feet, measured at a right angle, from said west line of Parcels 16 through 18;

Thence South 00° 00' 39" West along said parallel line, a distance of 380.41 feet to the beginning of a tangent curve, concave easterly, having a radius of 190.00 feet, the center of said curve being Point "A" referred to hereinabove;

Thence southerly along said curve, to the left, through a central angle of 02° 53' 53", an arc distance of 9.61 feet, to a point on the south line of said Parcel 18, the radial line at said point bears South 87° 06' 46" West;

Thence North 89° 50' 09" West along said south line, a distance of 20.03 feet to the true point of beginning.

Containing 0.18 acres, more or less.

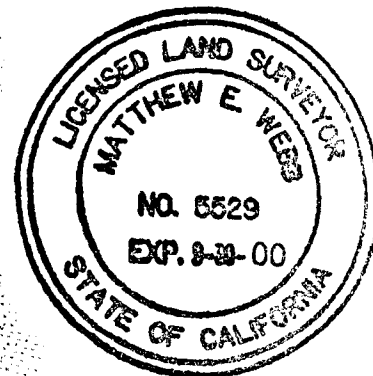
PREPARED UNDER MY SUPERVISION:

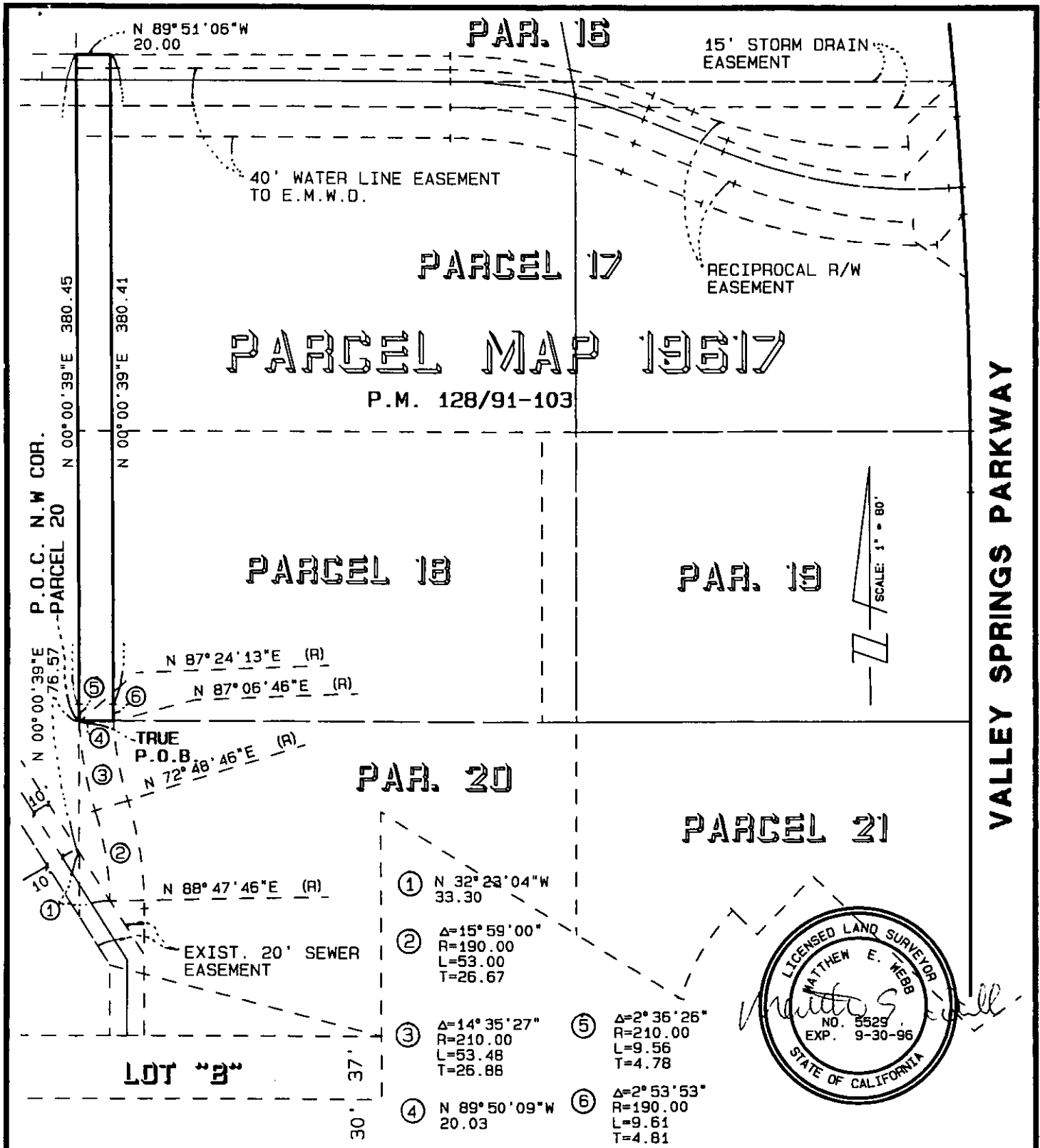
Matthew E. Webb
Matthew E. Webb, L.S. 5529

9/23/96
Date

Prepared by: AM
Checked by: 477

DESCRIPTION APPROVAL 9/23/96
Matthew E. Webb by WJ
SURVEYOR, CITY OF RIVERSIDE





VALLEY SPRINGS PARKWAY

EUCALYPTUS AVENUE

*C.S.M. Corp.

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

94-289
PLN702

SCALE: 1" = 80'

DRWN BY *[Signature]* DATE 8/26/90
CHKD BY *[Signature]* DATE 8/23/96

SUBJECT: SEWER EASEMENT 14089