

224507

When recorded mail to:

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

RECEIVED FOR RECORD  
AT 8:00AM

JUN - 2 1998

Recorded in Official Records  
of Riverside County, California

Recorder *[Signature]*  
Fees \$ \_\_\_\_\_

**FREE RECORDING**

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

FOR RECORDER'S OFFICE USE ONLY

*D- 14220*

Project: **Tract 22408**  
**Lochmoor Drive**

**GRANT OF EASEMENT**

**WELLS FARGO BANK, NATIONAL ASSOCIATION, a National Banking Association, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant 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 public street and highway purposes, together with all rights to construct and maintain utilities, sewers, drains and other improvements consistent with the use as a public street and highway, 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.**

Dated May 20, 1998

WELLS FARGO BANK, NATIONAL ASSOCIATION, a National Banking Association

R. L. Lapointe, Jr.  
R.L. LAPOINTE, JR., Vice President

Donna M. Cummings, VP

GENERAL ACKNOWLEDGMENT

State of California }  
County of Orange } ss

On May 20, 1998, before me Jean Connors  
(date) (name)

a Notary Public in and for said State, personally appeared

R. L. Lapointe, Jr. and 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.

Jean Connors  
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 6/1/98

  
Real Property Services Manager  
of the City of Riverside

0030U-02.MAS

1-1313-6-1-98  
PROPERTY SERVICES



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 APPROVED 9/19/98  
 by Walter B. Joyce  
 SURVEYOR, CITY OF RIVERSIDE

## EXHIBIT "A" LEGAL DESCRIPTION

THAT PORTION OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 2 SOUTH RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF LOT 58, BEING THE WESTERLY RIGHT-OF-WAY OF LOCHMOOR DRIVE AT THE SOUTHWESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS NORTH 61°26'36" EAST, 93.93 FEET, ON TRACT NO. 22408-1 PER MAP ON FILE IN BOOK 227 OF MAPS, AT PAGES 17 THROUGH 29, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA;

THENCE NORTH 61°26'36" EAST, 93.93 FEET;

THENCE NORTH 30°39'04" WEST, 149.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 539.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF NORTH 61°26'36" EAST;

THENCE WESTERLY ALONG SAID CURVE 695.83 FEET THROUGH A CENTRAL ANGLE OF 73°57'59";

THENCE SOUTH 77°28'37" WEST, 144.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 561.00 FEET;

THENCE WESTERLY ALONG SAID CURVE 137.64 FEET THROUGH A CENTRAL ANGLE OF 14°03'27";

THENCE NORTH 45°45'00" WEST, 31.17 FEET;

THENCE NORTH 87°26'30" WEST, 60.17 FEET;

THENCE SOUTH 65°33'30" WEST, 28.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 562.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 12°42'14" WEST;

THENCE WESTERLY ALONG SAID CURVE 123.33 FEET THROUGH A CENTRAL ANGLE OF 12°34'23";

THENCE NORTH 64°43'23" WEST, 60.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 962.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE 175.89 FEET THROUGH A CENTRAL ANGLE OF 10°28'34";

THENCE NORTH 54°14'49" WEST, 216.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 512.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE 360.15 FEET THROUGH A CENTRAL ANGLE OF 40°18'11";

THENCE SOUTH 76°03'22" WEST, 66.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 578.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 76°03'22" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE 406.58 FEET THROUGH A CENTRAL ANGLE OF 40°18'11";

THENCE SOUTH 54°14'49" EAST, 216.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1028.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE 187.96 FEET THROUGH A CENTRAL ANGLE OF 10°28'34";

THENCE SOUTH 64°43'23" EAST, 60.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 628.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE 2.15 FEET THROUGH A CENTRAL ANGLE OF 00°11'46";

THENCE SOUTH 64°55'09" EAST, 45.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 422.60 FEET;

THENCE EASTERLY ALONG SAID CURVE 101.36 FEET THROUGH A CENTRAL ANGLE OF 13°44'33";

THENCE SOUTH 33°18'42" EAST, 32.63 FEET;

THENCE SOUTH 82°45'43" EAST, 65.00 FEET;

THENCE NORTH 64°17'24" EAST, 20.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 647.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 02°28'44" WEST;

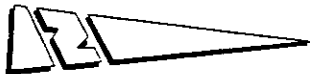
THENCE EASTERLY ALONG SAID CURVE 169.41 FEET THROUGH A CENTRAL ANGLE OF 15°00'07";

THENCE NORTH 77°28'37" EAST, 144.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 453.00 FEET;

THENCE EASTERLY ALONG SAID CURVE 584.80 FEET THROUGH A CENTRAL ANGLE OF 73°57'59";

THENCE SOUTH 27°36'16" EAST, 149.07 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

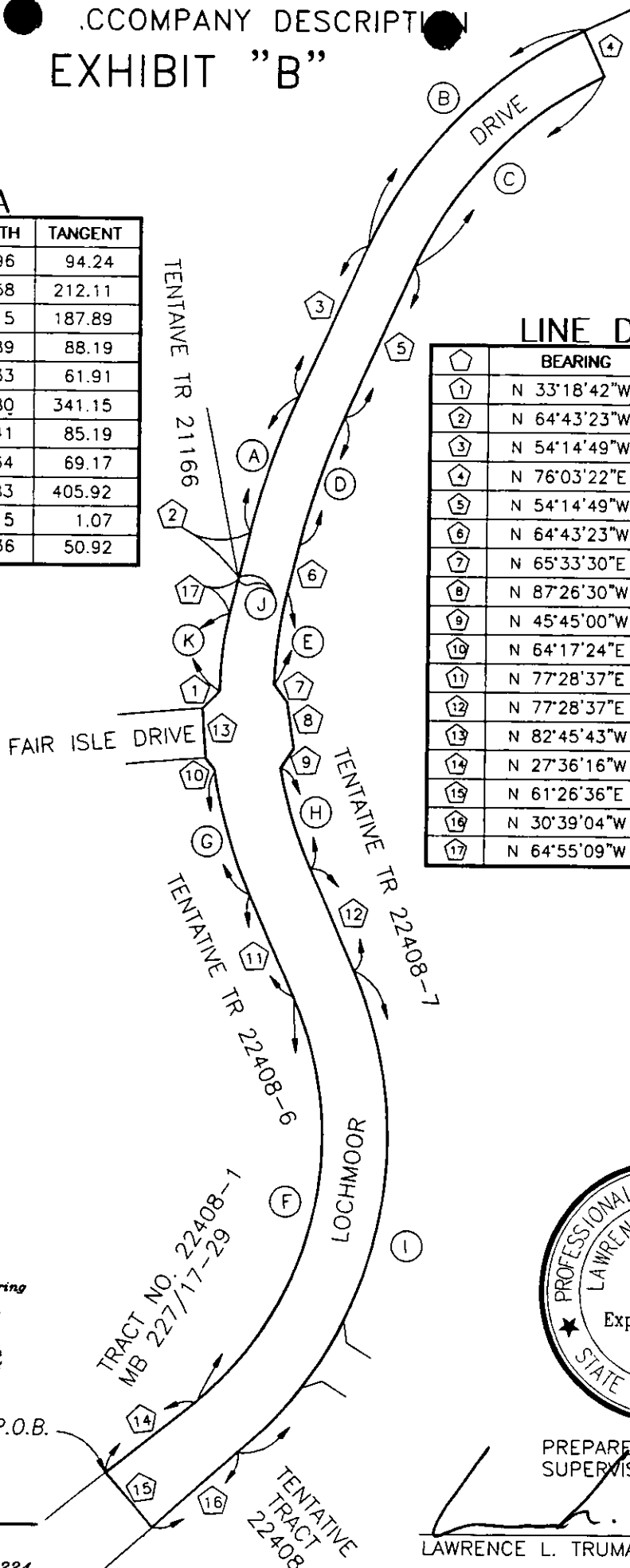


CURVE DATA

○	DELTA	RADIUS	LENGTH	TANGENT
(A)	10°28'34"	1028.00	187.96	94.24
(B)	40°18'11"	578.00	406.58	212.11
(C)	40°18'11"	512.00	360.15	187.89
(D)	10°28'34"	962.00	175.89	88.19
(E)	12°34'23"	562.00	123.33	61.91
(F)	73°57'59"	453.00	584.80	341.15
(G)	15°00'07"	647.00	169.41	85.19
(H)	14°03'27"	561.00	137.64	69.17
(I)	73°57'59"	539.00	695.83	405.92
(J)	0°11'46"	628.00	2.15	1.07
(K)	13°44'32"	422.60	101.36	50.92

LINE DATA

⬠	BEARING	DISTANCE
(1)	N 33°18'42"W	32.63
(2)	N 64°43'23"W	60.93
(3)	N 54°14'49"W	216.83
(4)	N 76°03'22"E	66.00
(5)	N 54°14'49"W	216.83
(6)	N 64°43'23"W	60.93
(7)	N 65°33'30"E	28.71
(8)	N 87°26'30"W	60.17
(9)	N 45°45'00"W	31.17
(10)	N 64°17'24"E	20.36
(11)	N 77°28'37"E	144.02
(12)	N 77°28'37"E	144.02
(13)	N 82°45'43"W	65.00
(14)	N 27°36'16"W	149.07
(15)	N 61°26'36"E	93.93
(16)	N 30°39'04"W	149.15
(17)	N 64°55'09"W	45.73



- Planning
- Civil Engineering
- Landscape Architecture
- Land Surveying
- Construction Management

**THE KEITH COMPANIES, INC.**  
 Moreno Valley Division

22690 Cactus Avenue, Ste 300  
 Moreno Valley, CA 92553 (909)653-0234



PREPARED UNDER THE SUPERVISION OF

*Lawrence L. Truman*  
 LAWRENCE L. TRUMAN, L.S. 5346

57-4 58-3