

FA

When recorded mail to:

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

DOC # 1999-552747

12/22/1999 08:00A Fee:NC

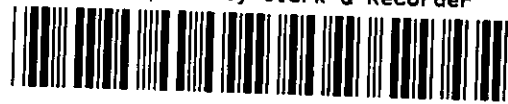
Page 1 of 6

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



FREE RECORDING

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

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FOR RECORDER'S OFFICE USE ONLY

Project: *Tract 28866-1*
Offsite Storm Drain Easement

D- 14517



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **ORANGECREST HILLS, L.P., a Washington Limited Partnership**, 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,

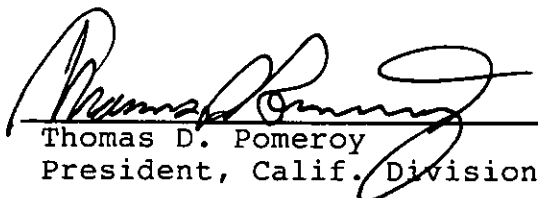
First American Title Company has recorded this instrument by request as an accommodation only and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described herein.

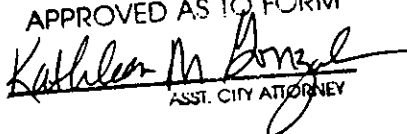
agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said *storm drain facilities*.

Dated September 14, 1999

**ORANGECREST HILLS, L.P., a Washington
Limited Partnership**

By: COMMUNITIES SOUTHWEST DEVELOPMENT & CONSTRUCTION COMPANY,
a Washington corporation
Its General Partner

By: 
Thomas D. Pomeroy
President, Calif. Division

APPROVED AS TO FORM

ASST. CITY ATTORNEY



1999-552747
12/22/1999 08:00A
2 of 6

GENERAL ACKNOWLEDGEMENT

State of California }
County of Orange } ss

On September 14, 1999 before me Ethel G. George
(date) (name)

a Notary Public in and for said State, personally appeared

THOMAS D. POMEROY

Name(s) of Signer(s)

[X] 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.



Ethel G. George
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
() Corporate Officer(s)
Title
Title
() Guardian/Conservator
() Individual(s)
() Trustee(s)
() Other
(x) Partner(s)
() General
(x) Limited

The party(ies) executing this document is/are representing:
ORANGECREST HILLS, L.P.

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.

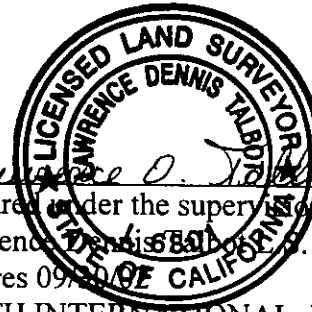
Dated 9/28/99

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

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1999-552747
12/22/1999 08:00A
3 of 6



Lawrence D. Talbot
Prepared under the supervision of:
Lawrence Dennis Talbot, #6301
Expires 09/30/00
KEITH INTERNATIONAL, INC.
22690 Cactus Avenue, Suite 300
Moreno Valley, CA 92553
(909) 653-0234

DESCRIPTION APPROVAL 8/31/99
Walter R. Joyce
SURVEYOR, CITY OF RIVERSIDE by

EXHIBIT "A"
STORM DRAIN EASEMENT
LEGAL DESCRIPTION

A PORTION OF LOT 8 OF TRACT NO. 28863, AS SHOWN ON MAP ON FILE IN BOOK 276 OF MAPS PAGES 6 THROUGH 10 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED AS BEING NORTH 47°01'32" WEST ON THE SOUTHERLY BOUNDARY OF TRACT NO. 28866-1, AS SHOWN BY MAP ON FILE IN BOOK 286 PAGES 76-81 OF MAPS OF SAID COUNTY.

THENCE, ALONG SAID SOUTHERLY BOUNDARY, NORTH 47°01'32" WEST, A DISTANCE OF 48.00 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 605.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 47°01'32" EAST. SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 59.21 FEET THROUGH A CENTRAL ANGLE OF 05°36'27";

THENCE TANGENT TO SAID CURVE SOUTH 48°34'55" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 41°25'05" WEST, A DISTANCE OF 20.00 FEET;

THENCE NORTH 48°34'55" EAST, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 585.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 57.25 FEET THROUGH A CENTRAL ANGLE OF 05°36'27" TO THE SOUTHERLY LINE OF SAID TRACT NO. 28866-1;



THENCE ALONG SAID SOUTHERLY LINE SOUTH 47°01'32" EAST, A DISTANCE OF 20.00 FEET TO THE **TRUE POINT OF BEGINNING**.

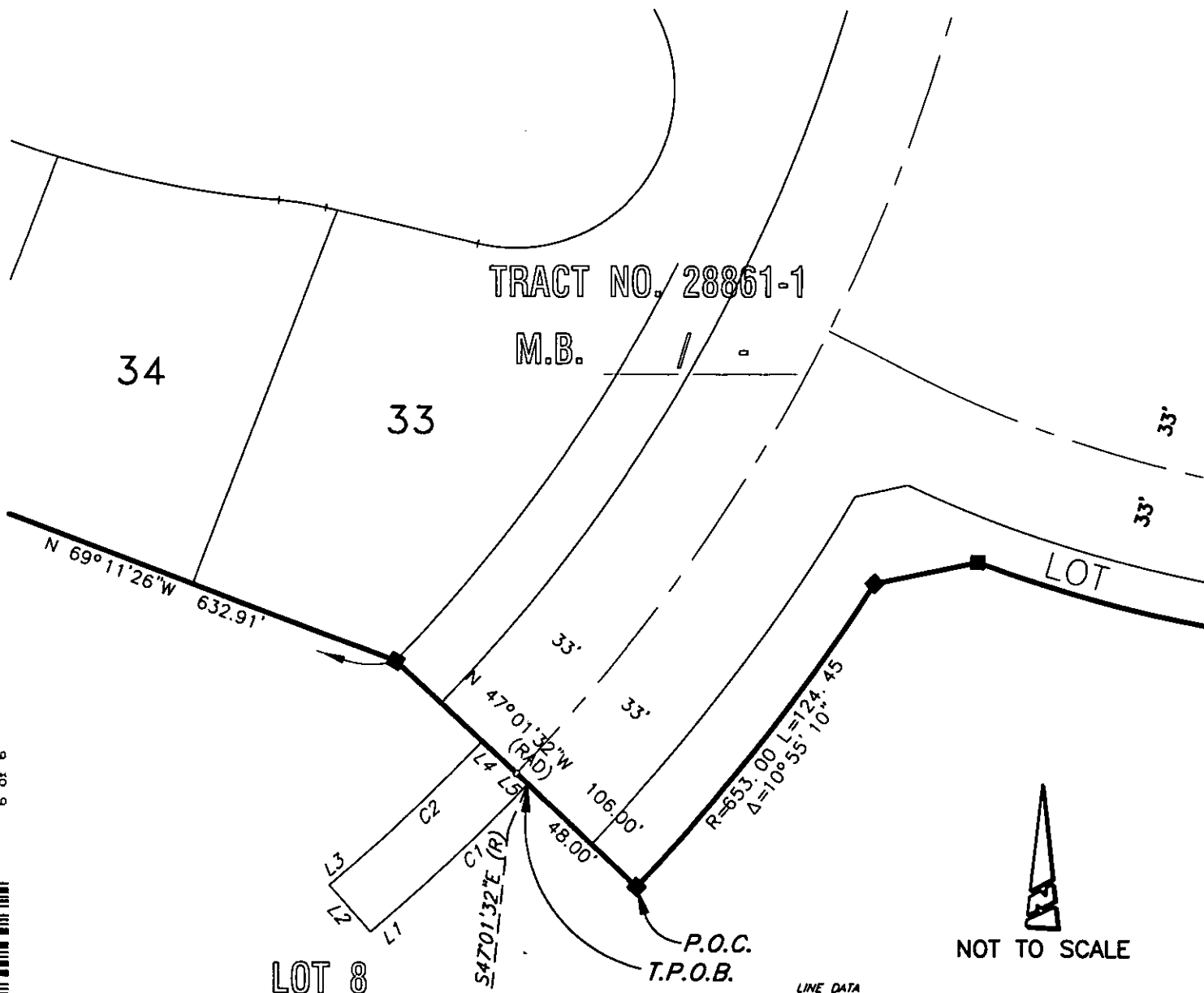
DESCRIBED EASEMENT CONTAINS 1,364.65 SQUARE FEET AND AS SHOWN ON ATTACHED EXHIBIT "B".



1999-552747
12/22/1999 08:08A
5 of 6

EXHIBIT "B"

MAP TO ACCOMPANY OFFER OF DEDICATION STORM DRAIN EASEMENT



1999-552747
12/22/1999 08:09N
6 of 6



PREPARED UNDER THE
SUPERVISION OF:

Lawrence D. Talbot
LAWRENCE D. TALBOT, L.S. 6301

The Keith Companies **TKC**
22690 Cactus Avenue, Ste 300 87-7
Moreno Valley, CA 92553 (909)653-0234

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