

FN

When recorded mail to:

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

DOC # 2001-106443

03/15/2001 08:00A Fee:NC

Page 1 of 7

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

①

Project: *Tract No. 29089-1*
Offsite Sewer

D - 14663

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **GHG RIVERWALK, 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 *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,

14663

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 10/5/00

By: GHG Riverwalk, LLC, a California Limited Liability Company

By: The Griffin Homebuilding Group, LLC, a Delaware limited liability company
Its: Managing Member

By: Griffin Industries, Inc., a California corporation
Its: Managing Member

By: 
Bruce Strickland, Vice President



GENERAL ACKNOWLEDGEMENT

State of California

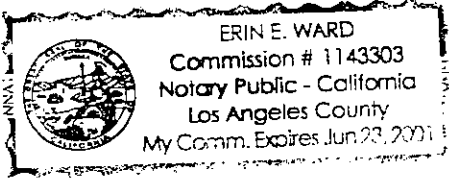
County of San Bernardino }^{ss}

On Oct. 5, 2000, before me Erin E. Ward
(date) (name)

a Notary Public in and for said State, personally appeared

Bevce G. Strickland
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.

Erin E. Ward
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
 Corporate Officer(s)
Title Vice President
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 10/18/00

APPROVED AS TO FORM
Erin M. Kubert 10-11-00
ghgsewer DEPUTY CITY ATTORNEY

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



2001-106443
03/15/2001 08:00A
3 of 7

EXHIBIT "A"

Those portions of Lots 18, 19, 20, 28 and 29 of Tract 29058 as shown by map on file in Book 289, at Pages 27 through 36, inclusive thereof, Records of Riverside County, California, described as follows:

STRIP 1

A strip of land 22.00 feet in width, lying 11.00 feet on both sides of the following described centerline.

Commencing at the most southerly corner of said Lot 20;

Thence North $55^{\circ}47'04''$ East along the southeasterly line of said Lot 20 and along the northwesterly right-of-way line of the La Sierra Storm Drain Channel as shown by Record of Survey on file in Book 34 of Records of Survey at Pages 3 through 6 inclusive thereof, Records of Riverside County, California, a distance of 67.91 feet for the TRUE POINT OF BEGINNING, said point being the beginning of a non-tangent curve, concave to the southwest, having a radius of 200.00 feet, the radial line from said point bears South $75^{\circ}15'10''$ West;

Thence northerly and northwesterly along said curve, to the left, through a central angle of $18^{\circ}52'49''$, an arc distance of 65.90 feet;

Thence North $33^{\circ}37'46''$ West, a distance of 56.53 feet to the beginning of a non-tangent curve, concave to the northwest, having a radius of 827.00 feet, the radial line from said point bears North $33^{\circ}12'43''$ West;

Thence northeasterly and northerly along said curve, to the left, through a central angle of $34^{\circ}26'44''$, an arc distance of 497.18 feet;

Thence North $22^{\circ}20'33''$ East tangent to said curve, a distance of 142.93 feet to the beginning of a non-tangent curve, concave to the west, having a radius of 200.00 feet, the radial line from said point bears North $77^{\circ}10'18''$ West;

Thence northerly along said curve, to the left, through a central angle of $20^{\circ}41'11''$, an arc distance of 72.21 feet;

Thence North $07^{\circ}51'29''$ West tangent to said curve, a distance of 54.08 feet to the beginning of a non-tangent curve, concave to the northwest, having a radius of 200.00 feet, the radial line from said point bears North $21^{\circ}55'03''$ West;

Thence easterly and northeasterly along said curve, to the left, through a central angle of $28^{\circ}39'49''$, an arc distance of 100.06 feet;

Thence North $22^{\circ}20'33''$ East, a distance of 663.06 feet;

Thence North $67^{\circ}39'25''$ West, a distance of 536.91 feet, said point hereinafter referred to as POINT "A";

Thence continuing North $67^{\circ}39'25''$ West, a distance of 268.18 feet;

Thence North $22^{\circ}20'35''$ East, a distance of 70.48 feet to the end of this centerline description.

The sidelines of said strip of land shall be prolonged or shortened as to terminate in the northerly line of said Lot 29 and the northerly right-of-way line of said La Sierra Storm Drain Channel.



STRIP 2

A strip of land 22.00 feet in width, lying 11.00 feet on both sides of the following described centerline.

Beginning at said point "A", referred to hereinabove in Strip 1;

Thence North 22°20'34" East, a distance of 53.70 feet to the end of this centerline description.

The sidelines of said strip of land shall be prolonged or shortened as to terminate in the northerly line of said Lot 29.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb

8/8/00

Matthew E. Webb, L.S. 5529

Date

Prepared by: [Signature]

Checked by: [Signature]



DESCRIPTION APPROVAL 8/18/00

Walter R. Ayres by _____
SURVEYOR, CITY OF RIVERSIDE

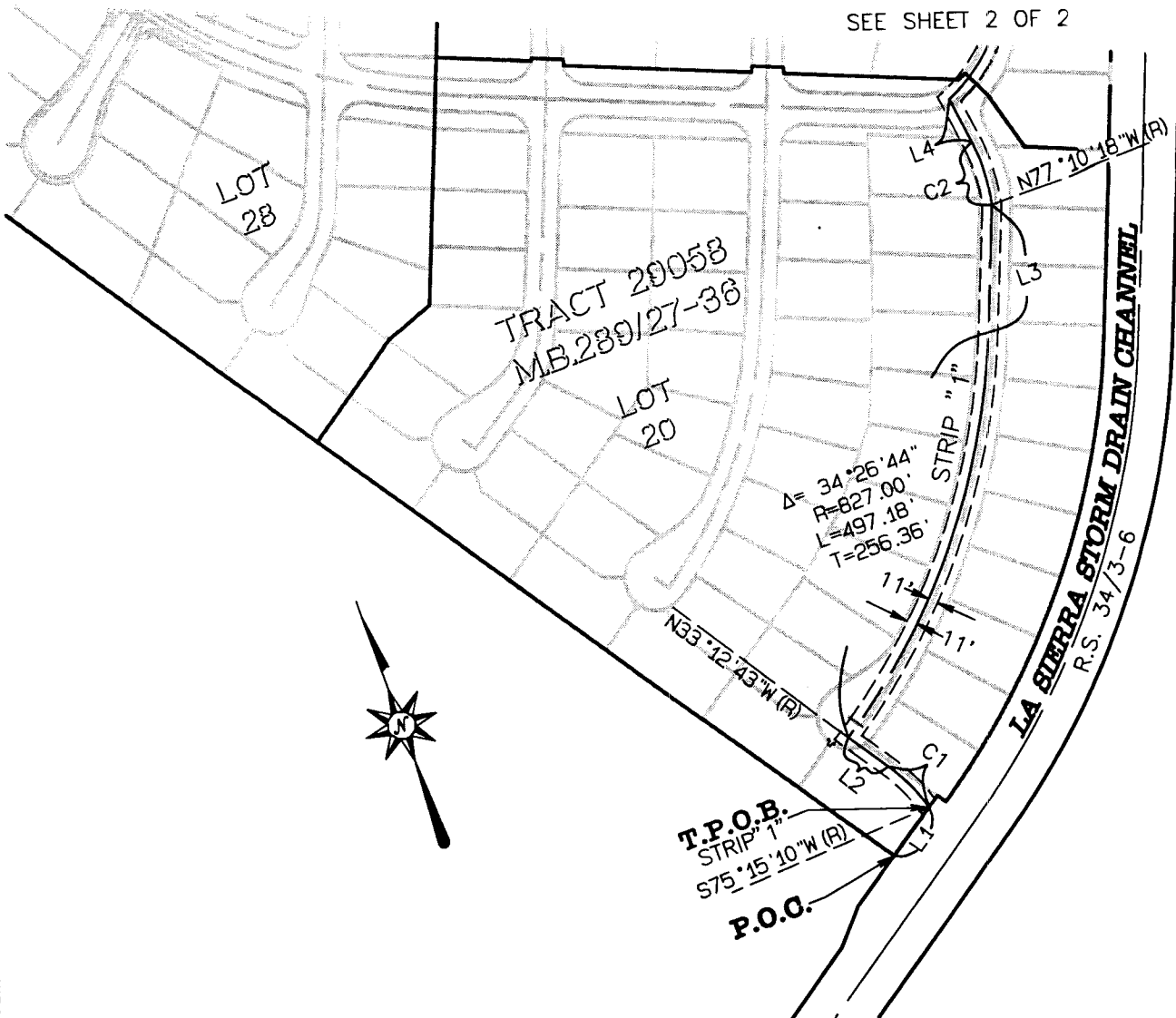
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EXHIBIT "B"

SEE SHEET 2 OF 2



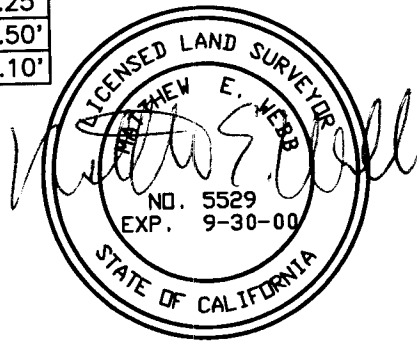
2001-106443
03/15/2001 08:00am
6 of 7



LINE	DELTA	RADIUS	LENGTH	TANGENT
C1	18°52'49"	200.00'	65.90'	33.25'
C2	20°41'11"	200.00'	72.21'	36.50'
C3	28°39'49"	200.00'	100.06'	51.10'

ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY ST.
RIVERSIDE CA. 92506
(909) 686-1070
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LINE	BEARING	DISTANCE
L1	N55°47'04" E	67.91'
L2	N33°37'46" W	56.53'
L3	N22°20'33" E	142.93'
L4	N07°51'29" W	54.08'
L5	N22°20'34" E	53.70'
L6	N22°20'35" E	70.48'



CITY OF RIVERSIDE

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 2

W.O.
99-0201

SCALE: 1" = 200'

DRWN BY *AW* DATE *8-8-00*
CHKD BY *(initials)* DATE *8-8-00*

SUBJECT: SEWER EASEMENT

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