

FN

When recorded mail to:

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

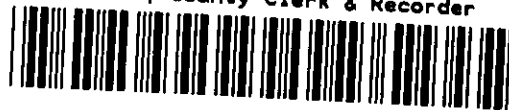
DOC # 2001-106450

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

Page 1 of 5

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

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T  
SR

Project: *Tract No. 29089-2*  
*Offsite Sewer Easement*

D - 14665

**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,

14665

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

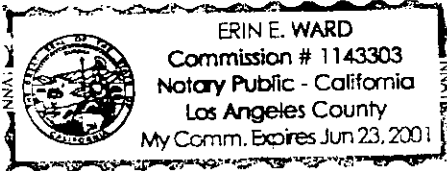
County of San Bernardino }<sup>ss</sup>

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

a Notary Public in and for said State, personally appeared

Beverly 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  
(X) 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 E. Ward  
DEPUTY CITY ATTORNEY

Ghgriverswr2

John Head  
Real Property Services Manager of the  
City of Riverside



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EXHIBIT "A"

Those portions of Lots 20 and 28 of Tract 29058 as shown by map on file in Book 289, at pages 27 through 36, inclusive thereof, Records of Riverside County, California, being a strip of land 22.00 feet in width, lying 11.00 feet on each side of the following described centerline:

**Commencing** at the most southerly corner of said Lot 20;

Thence North 55°47'04" East, along the southeasterly line of said Lot 20 and 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 to a point thereon, 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°15'10" West;

Thence northerly and northwesterly along said curve, to the left, through a central angle of 18°52'49", an arc distance of 65.90 feet;

Thence North 33°37'46" West, a distance of 56.53 feet to a point on a non-tangent curve, concave to the northwest, having a radius of 827.00 feet, the radial line from said point bears North 33°12'43" West;

Thence northeasterly and northerly along said curve, to the left, through a central angle of 34°26'44", an arc distance of 497.18 feet;

Thence North 22°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°10'18" West;

Thence northerly along said curve, to the left, through a central angle of 20°41'11", an arc distance of 72.21 feet;

Thence North 07°51'29" West tangent to said curve, a distance of 54.08 feet for the **TRUE POINT OF BEGINNING**, said point being the beginning of a non-tangent curve, concave to the north, having a radius of 200.00 feet, the radial line from said point bears North 03°42'03" East;

Thence westerly along said curve, to the right, through a central angle of 18°38'32", an arc distance of 65.07 feet;

Thence North 67°39'25" West tangent to said curve, a distance of 509.72 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 720.00 feet;

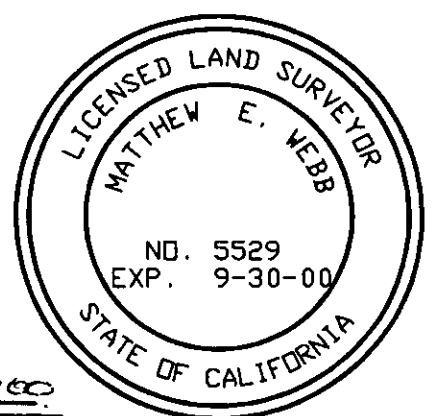
Thence westerly and northwesterly along said curve, to the right, through a central angle of 22°57'41", an arc distance of 288.54 feet to the end of this centerline description.

The sidelines of said strip of land shall be prolonged or shortened as to terminate in the southerly line of Lot 27 of said Tract 29058 and the southeasterly line of said Lot 20.

PREPARED UNDER MY SUPERVISION

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

9/20/00  
Date

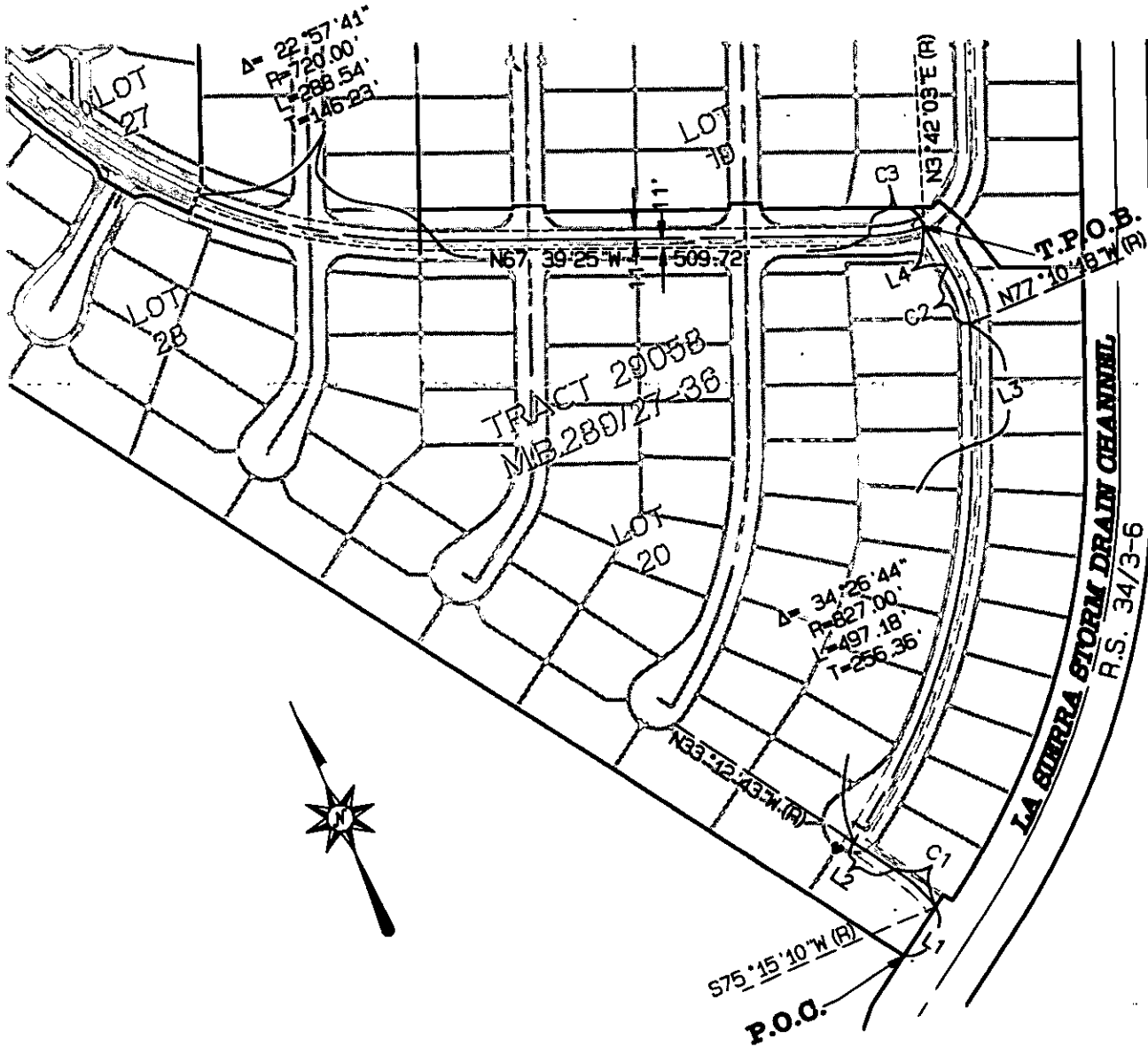


Prepared by: [Signature]  
Checked by: [Signature]

DESCRIPTION APPROVAL 212400  
Walter R. Fryc by \_\_\_\_\_  
SURVEYOR, CITY OF RIVERSIDE



# EXHIBIT "B"



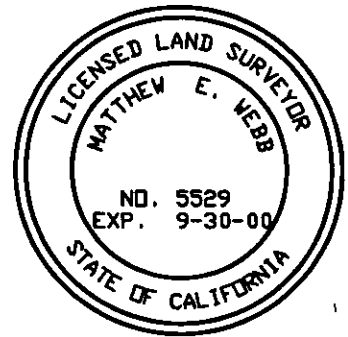
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ALBERT A.  
**WEBB**  
 ASSOCIATES  
 ENGINEERING CONSULTANTS  
 3788 MCCRAY ST.  
 RIVERSIDE CA. 92506  
 (909) 686-1070  
 G:\1999\99-0201\LEGALS\SEWER (RIVGLEN).pro

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	18°38'32"	200.00'	65.07'	32.83'

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'



## CITY OF RIVERSIDE

78.4

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.  
 99-0201

SCALE: 1" = 200'

DRAWN BY *SW*  
 CKD BY *SW*

DATE 9-20-00  
 DATE 9-20-00

SUBJECT: SEWER EASEMENT

14665