

When recorded mail to:

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

DOC # 2001-119656

03/23/2001 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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Project: **Tract 29089**
Riverwalk / Collett

D - 14677



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 **waterline 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,

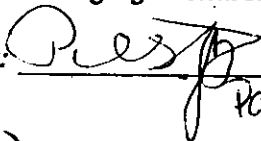
agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said *waterline facilities*.

Dated 3/2/01

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: 
Paul E. Griffin III

Q2



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GENERAL ACKNOWLEDGEMENT

State of California

County of Los Angeles } ss

On 3/2/01 before me Susan M. Pfister

a Notary Public in and for said State, personally appeared

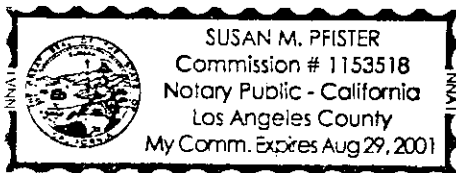
Paul E. Griffin, III

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.

Susan M. Pfister
Signature



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

The party(ies) executing this document is/are representing: Griffin Industries, Inc

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 3/13/01

APPROVED AS TO FORM
E. M. ... 3-5-01
SUPERVISING DEPUTY CITY ATTORNEY

Real Property Services Manager of the



EXHIBIT "A"

That portion of Lot 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, described as follows:

Commencing at the most westerly corner of Lot 19 of said Tract 29058;

Thence South 22°20'33" West along the southeasterly line of said Lot 28, a distance of 16.78 feet for **THE TRUE POINT OF BEGINNING**;

Thence continuing South 22°20'33" West along said southeasterly line of said Lot 28, a distance of 7.00 feet to an angle point thereon;

Thence South 23°56'55" West along said southeasterly line of said Lot 28, a distance of 36.00 feet to the beginning of a curve, radial to said line, concave to the northeast, having a radius of 743.00 feet;

Thence southeasterly along said southeasterly line of said Lot 28 and along said curve, to the left, through a central angle of 0°04'41", an arc distance of 1.01 feet;

Thence South 22°20'33" West along said southeasterly line of said Lot 28, a distance of 7.00 feet to a point of cusp on a curve, concave to the northeast, having a radius of 750.00 feet, the radial line from said point bears North 23°51'23" East;

Thence northwesterly along said curve, to the right, through a central angle of 21°26'53", an arc distance of 280.75 feet to a point on the northwesterly line of said Lot 28;

Thence North 45°18'16" East along said northwesterly line of said Lot 28, radial to said curve, a distance of 43.00 feet to an angle point thereon;

Thence North 22°20'33" East along said northwesterly line of said Lot 28, a distance of 7.61 feet to a point of cusp on a curve, concave to the northeast, having a radius of 700.00 feet, the radial line from said point bears North 45°32'51" East;

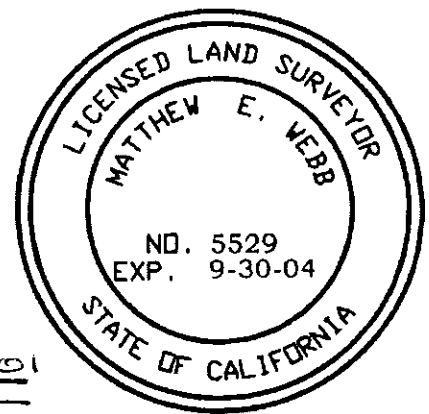
Thence southeasterly along said curve, to the left, through a central angle of 21°34'58", an arc distance of 263.68 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.31 acres, more or less.

PREPARED UNDER MY SUPERVISION

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

1/8/01
Date



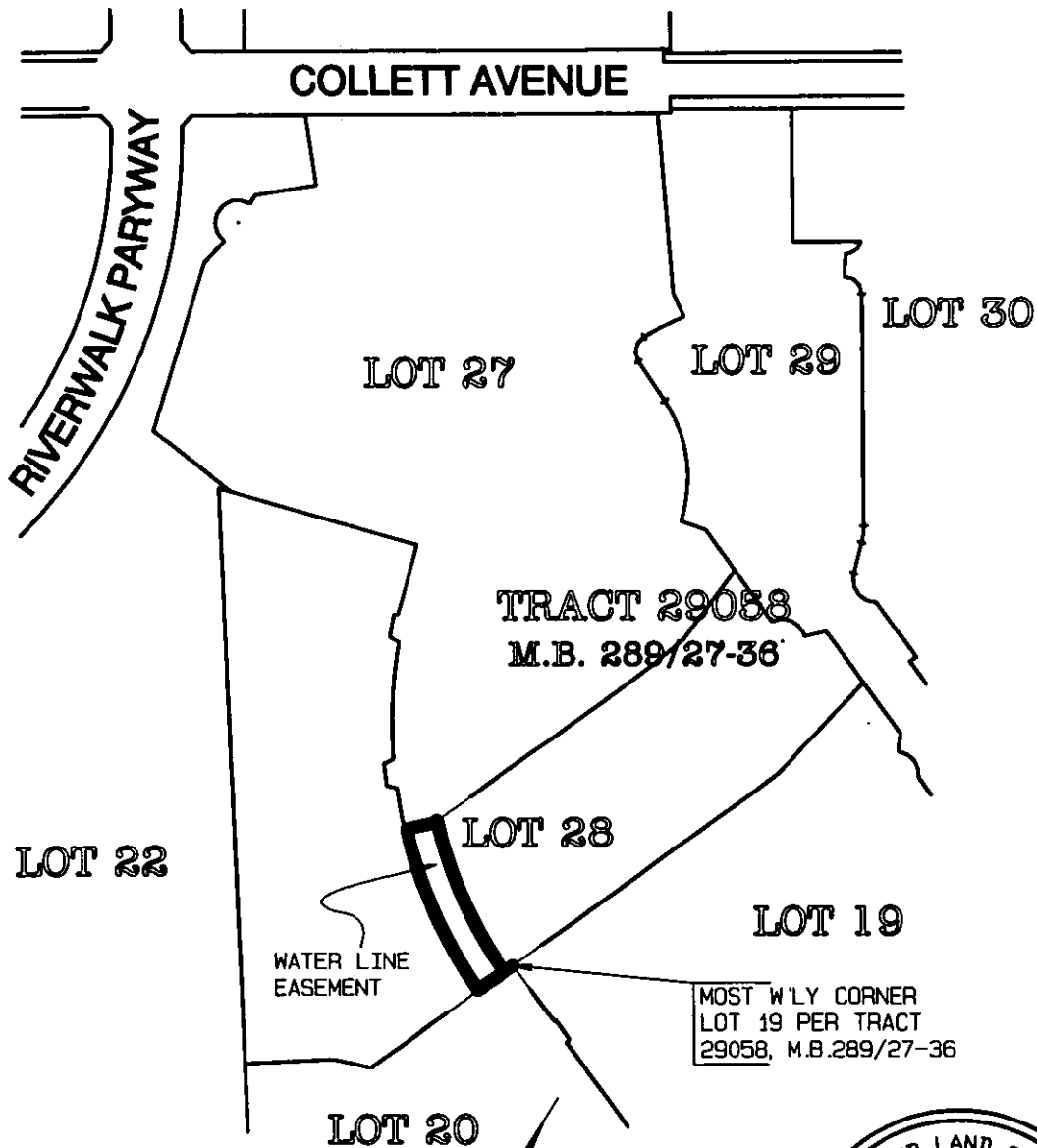
Prepared by: [Signature]
Checked by: [Signature]

DESCRIPTION APPROVAL 1/12/01
Walter R. Ince by [Signature]
SURVEYOR, CITY OF RIVERSIDE



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EXHIBIT "B"

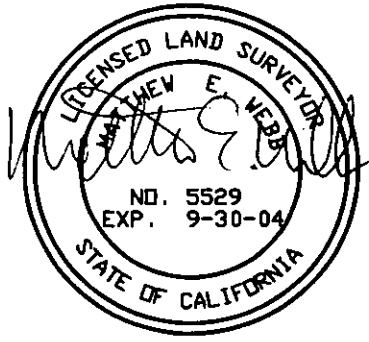


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ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY ST.
RIVERSIDE CA. 92506
(909) 686-1070



CITY OF RIVERSIDE

784

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.
99-0204

SCALE: 1" = 300'

DRWN BY *[Signature]*
CHKD BY *[Signature]*

DATE 1-8-01
DATE 1-8-01

SUBJECT: WATER LINE EASEMENT

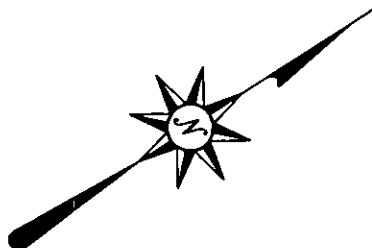
14677

EXHIBIT "B"

LOT 27

TRACT 29058
M.B. 289/27-36

LOT 28



2881-119656
83/23/2881 88: 88A
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N45°18'16"E (R)
N45°18'16"E
43.00'
N22°20'33"E
7.61'
N45°32'51"E (R)

A=21°26'53"
L=280.75' T=142.04'
R=750.00'

A=21°34'58"
L=263.68' T=133.42'
R=700.00'

50.00'

N23°51'23"E (R)

N23°56'55"E (R)
36.00'

N23°57'53"E (R)

N22°20'33"E
7.00'

N22°20'33"E
16.78'

N22°20'33"E
7.00'

Δ=00°04'41"
R=743.00'
L=1.01'
T=0.50'

T.P.O.B.

P.O.C.
MOST W'LY CORNER
LOT 19 PER TRACT
29058, M.B.289/27-36

LOT 20

LOT 19

ALBERT A.
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3788 MCCRAY ST.
RIVERSIDE CA. 92506
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CITY OF RIVERSIDE

78.4

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SHEET 2 OF 2

W.O.
99-0204

SCALE: 1" = 40'

DRWN BY *[Signature]*
CHKD BY *[Signature]*

DATE 1-8-01
DATE 1-8-01

SUBJECT: WATER LINE EASEMENT

14677

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