

DOC # 2001-570407

11/19/2001 08:00A Fee:NC

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Recorded in Official Records
County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



When recorded mail to:

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

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 29089-3*
Offsite Sewer Easement

D - 14805

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, 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 10/8/01

**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, President



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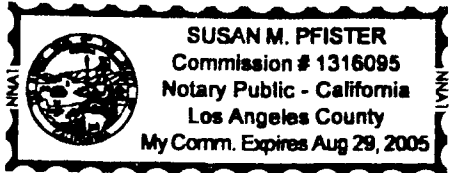
GENERAL ACKNOWLEDGEMENT

State of California
County of Los Angeles } ss

On 10/31/01 before me Susan M. Pfister
(date) (name)

a Notary Public in and for said State, personally appeared
Paul E. Griffin, III
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.

Susan M. Pfister
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)
- Title President
- Title _____
- () 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 11/16/01

Carol A. Chiodo
Real Property Services Manager of the
City of Riverside

APPROVED AS TO FORM
Susan M. Pfister 10.26.01
T2290893swr SUPERVISING DEPUTY CITY ATTORNEY



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EXHIBIT "A"

That portion of Lot 18 of Tract 29058 as shown by map on file in Book 289 of Maps at pages 27 through 36, inclusive thereof, Records of Riverside County, California, being a strip of land 20.00 feet in width, lying 10.00 feet on each side of the following described centerline:

COMMENCING at the centerline intersection of Collett Avenue (88.00 feet in width) and Golden Avenue (66.00 feet in width) as shown on said Tract 29058;

Thence South 34°18'51" East along the centerline of said Golden Avenue, a distance of 207.98 feet to a point thereon;

Thence South 55°41'09" West, at a right angle from said centerline, a distance of 22.00 feet for the **TRUE POINT OF BEGINNING**, said point being on the easterly line of said Lot 18;

Thence South 55°41'09" West, a distance of 197.17 feet to the end of this centerline description.

Containing 3,943 square feet, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B"

PREPARED UNDER MY SUPERVISION

Matthew E. Webb

Matthew E. Webb, L.S. 5529

9/26/01

Date



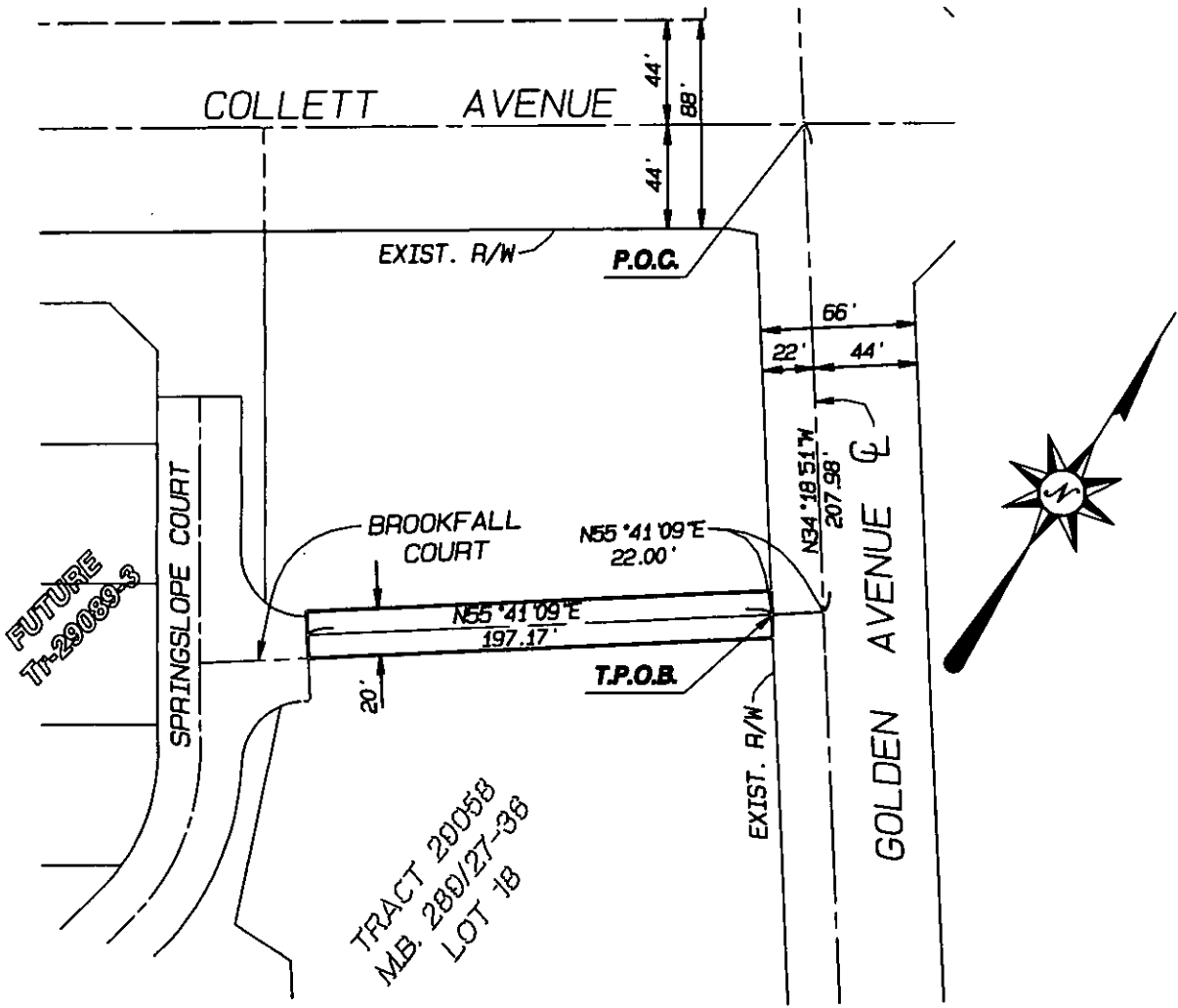
Prepared by: Jee
Checked by: ajg

DESCRIPTION APPROVAL 10/21/01
Walter R. Frye by ---
SURVEYOR, CITY OF RIVERSIDE



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EXHIBIT "B"



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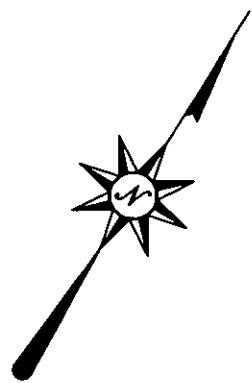


FUTURE
IT-2003-3

SPRINGSLOPE COURT

TRACT 20058
MB. 200/27-38
LOT 18

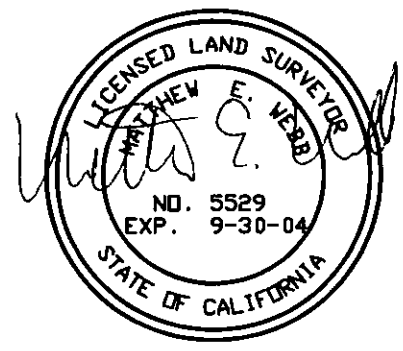
GOLDEN AVENUE



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ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

3788 McCRAY ST.
RIVERSIDE CA. 92506
(909) 686-1070



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 1

W.O.
99-0203

SCALE: 1" = 80'

DRWN BY *[Signature]* DATE 9-26-01
CHKD BY *[Signature]* DATE 9-27-01

SUBJECT: 20' Sewer Easement

79-1

14805