

When recorded mail to:

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

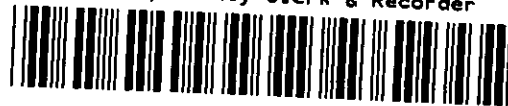
DOC # 2002-133780

03/15/2002 08:00A Fee:NC

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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 No. 29090-4
Riverwalk*

C
AS

D - 14856

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **TIBURON BUILDERS-149, 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 March 6, 2002

**Tiburon Builders - 149, LLC, a California
Limited Liability Company**

**By: The Griffin Homebuilding Group, LLC,
a Delaware Limited Liability Company
it's Managing Member**

**By: Griffin Industries, Inc., a California
Corporation, it's Managing Member**



Paul E. Griffin III, President



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GENERAL ACKNOWLEDGEMENT

OPTIONAL SECTION

State of California

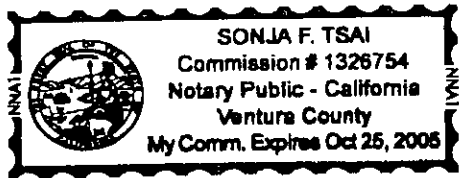
County of Los Angeles ss

On March 6, 2002 before me Sonja F. Tsai

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.

Sonja F. Tsai
Signature

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
() Corporate Officer(s)
Title
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 3/14/02

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

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

7290904

BY [Signature]
Deputy City Attorney



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EXHIBIT "A"

That portion of Lot "P" of Tract No. 29090-1, as shown by map on file in Book 304 of Maps at pages 51 through 54 inclusive thereof, Records of Riverside County, California, described as follows:

COMMENCING at an angle point on the boundary line of said Lot "P", said point being at the northerly terminus of a line having a bearing of North 02° 02' 30" West and a distance of 36.37 feet, said point also being on a curve, concave to the northwest, having a radius of 36.00 feet, the radial line from said point bears North 18° 10' 17" West;

Thence easterly and northeasterly along said boundary line and along said curve, to the left, through a central angle of 19° 53' 08", an arc distance of 12.49 feet to the TRUE POINT OF BEGINNING, the radial line from said point bears North 38° 03' 25" West;

Thence continuing northeasterly along said boundary line and along said curve, to the left, through a central angle of 29° 03' 05", an arc distance of 18.25 feet to a point of cusp, the radial line from said point bears North 67° 06' 30" West;

Thence South 67° 06' 30" East along said boundary line, a distance of 5.19 feet to a point thereon;

Thence South 38° 43' 31" East, a distance of 209.99 feet to a point of cusp on a curve, concave to the southeast, having a radius of 36.00 feet, the radial line from said point bears South 19° 26' 54" East, said point also being on the southerly boundary line of said Lot "P";

Thence westerly and southwesterly along said boundary line and along said curve, to the left, through a central angle of 29° 34' 27", an arc distance of 18.58 feet to a point of cusp, the radial line from said point bears South 49° 01' 21" East, said point also being an angle point on said boundary line of Lot "P";

Thence North 62° 54' 12" West along said boundary line of Lot "P", a distance of 4.10 feet to a point thereon;

Thence North 38° 43' 31" West, a distance of 205.05 feet to the TRUE POINT OF BEGINNING;

Containing 0.10 acres, more or less.

PREPARED UNDER MY SUPERVISION

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

2/12/02
Date

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



Albert A. Webb Associates

DESCRIPTION APPROVAL 2/26/02
Walter R. [Signature]
SURVEYOR, CITY OF RIVERSIDE

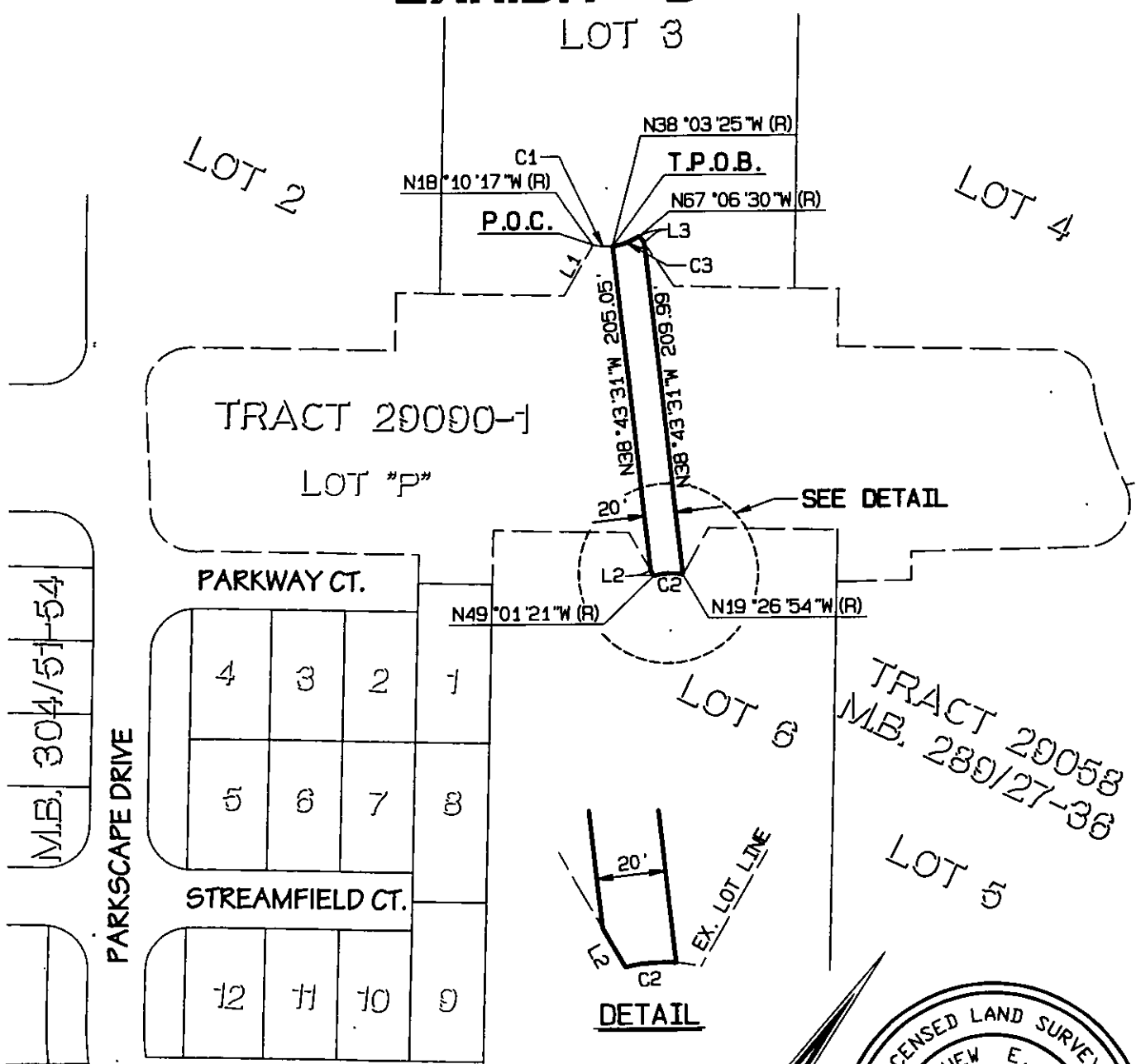
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EXHIBIT "B"

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ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

LINE	BEARING	DISTANCE
L1	N02°02'30"W	36.37'
L2	N62°54'12"W	4.10'
L3	N67°06'30"W	5.19'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	19°53'08"	36.00'	12.49'	6.31'
C2	29°34'27"	36.00'	18.58'	9.50'
C3	29°03'05"	36.00'	18.25'	9.33'



SECTION 15 T.3S., R.6W. S.B.M.

CITY OF RIVERSIDE, CALIFORNIA

63-8

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. 99-314

SCALE: 1" = 100'

DRWN BY CRT DATE 2-12-02
CHKD BY AW DATE 2-12-02

SUBJECT: 20' SEWER EASEMENT

14856

G:\1999\99-0314\EXHIBIT 2.pro