

When recorded mail to:

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

DOC # 2003-074600

01/31/2003 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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FOR RECORDER'S OFFICE USE ONLY

Project: **Tract 28728-2**
Cresthaven Drive



D - 15058

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **SANDA GROUP, a California Limited Partnership**, 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 **landscape 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 *landscape facilities*.

Dated 1/23/2003

Sanda Group, a California limited Partnership,

By: Handa Development Corp., a California Corporation as General Partner

By: *Yang-Chang Hong*
Mei-Jen Liu Hong, President
YANG-CHANG HONG,

GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside ss

On Jan. 23, 2003, before me Audra J. Berry,

a Notary Public in and for said State, personally appeared

Yang-Chang Hong
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.

Audra J. Berry
(signature)

OPTIONAL SECTION

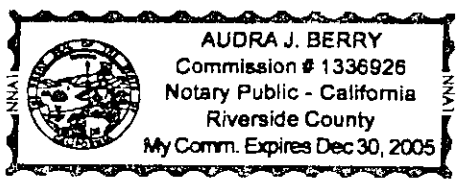
CAPACITY CLAIMED BY SIGNER

() 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 1/31/03



Real Property Services Manager of the
City of Riverside

TR287282

APPROVED AS TO FORM
CITY ATTORNEYS OFFICE

BY 

Deputy City Attorney



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EXHIBIT 'A'

LANDSCAPE EASEMENT

THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE
NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, T.3S.,
R.5W., SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF THE NORTH HALF
OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SAID SECTION 1;

THENCE S0°31'21"W, ALONG THE WESTERLY LINE OF THE NORTH HALF
OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 68.00 FEET
TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY,
AND HAVING A RADIUS OF 48.00 FEET, A RADIAL LINE TO SAID POINT
BEARS S0°31'21"W;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE
OF 37°41'52", AN ARC DISTANCE OF 31.58 FEET TO THE POINT OF
BEGINNING OF PARCEL TO BE DESCRIBED;

THENCE EASTERLY, CONTINUING ALONG SAID CURVE, THROUGH A
CENTRAL ANGLE OF 14°53'35", AN ARC DISTANCE OF 12.48 FEET;

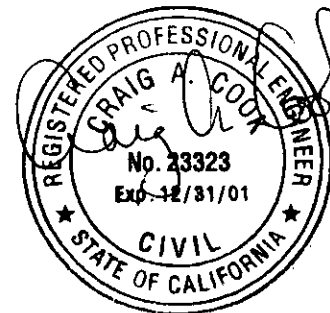
THENCE S52°04'06"E A DISTANCE OF 30.92 FEET;

THENCE S0°31'21"W A DISTANCE OF 33.17 FEET;

THENCE N37°10'31"W A DISTANCE OF 54.51 FEET TO THE POINT OF
BEGINNING.

PARCEL CONTAINS 0.02 ACRES, MORE OR LESS.

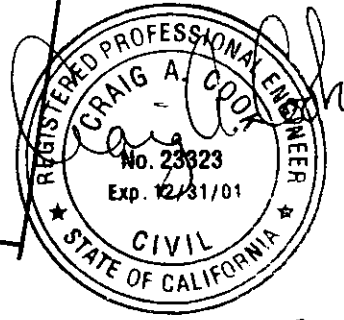
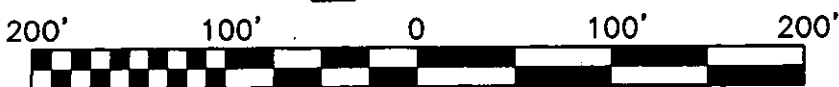
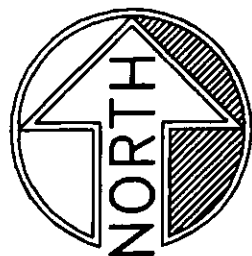
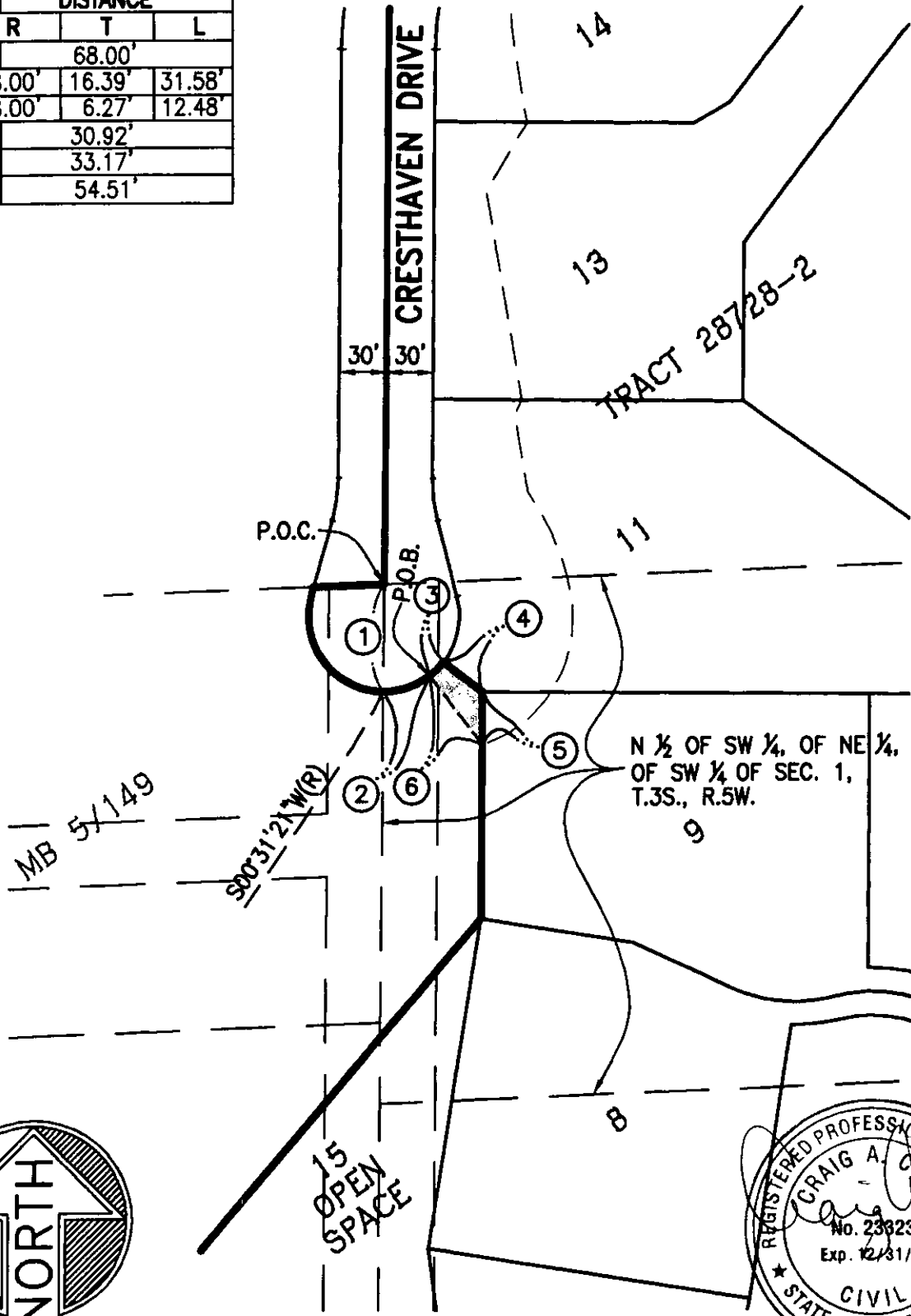
DESCRIPTION APPROVAL 1/17/03
Walter R. Ince by
SURVEYOR, CITY OF RIVERSIDE



998-ME

CURVE AND LINE DATA				
NO.	BEARING	DISTANCE		
	DELTA	R	T	L
1	S00°31'21"W		68.00'	
2	37°41'52"	48.00'	16.39'	31.58'
3	14°53'35"	48.00'	6.27'	12.48'
4	S52°04'06"E		30.92'	
5	N90°31'21"E		33.17'	
6	N37°10'31"W		54.51'	

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CITY OF RIVERSIDE, CALIFORNIA



GABEL, COOK & BECKLUND

CIVIL ENGINEERS LAND SURVEYORS
LAND PLANNERS
125 West La Codena Drive, Suite A, Riverside, CA 92501
Telephone (909) 788-8092 Facsimile (909) 788-5184

DATE: MAR. 2001 SCALE: 1"=100' PLAT-ESMT-LANDSCAPE-CREST.DWG W.O. 998 SHT 1 OF 1 SHT

15058