

When recorded mail to:

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

**DOC # 2003-160384**

03/07/2003 08:00A Fee:NC

Page 1 of 7

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 29087-2**  
**"Riverwalk"**  
**Offsite Sewer Easement**

D - 15091



**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **GHG RIVERWALK, 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 **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 *sewer facilities*.

Dated 2/24/03

**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 February 24, 2003, before me Sonja F. Tsai,

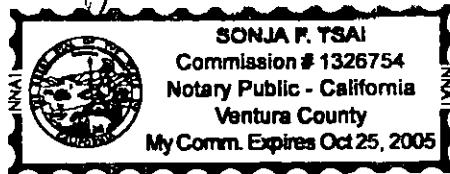
a Notary Public in and for said State, personally appeared

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)



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 3/5/03

APPROVED AS TO FORM  
CITY ATTORNEYS OFFICE

[Signature]  
Real Property Services Manager of the  
City of Riverside

T290872swr

BY [Signature]  
Deputy City Attorney

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:

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## SEWER EASEMENTS

### EXHIBIT "A"

Those portions of Lot 14 of Tract No. 29058 in the City of Riverside, as shown by map on file in Book 289, Pages 27 through 36, inclusive, records of the County of Riverside, California.

#### Parcel A:

Being a strip of land 42 feet in width, the centerline being more particularly described as follows:

Commencing at the most southerly corner of said Lot 14;

thence North 57°54'10" East, 568.47 feet along the Southeasterly line of said Lot 14;

thence leaving said southeasterly line, North 49°01'42" West, 72.14 feet to the beginning of a non-tangent curve, a radial bearing of South 32°59'45" East and having a radius of 44.00 feet;

thence southwesterly along said curve through a central angle of 0°53'55", a distance of 0.69 feet;

thence South 57°54'10" West 5.00 feet;

thence North 32°05'50" West 37.00 feet;

thence South 57°54'10" West 52.00 feet;

thence North 32°05'50" West 249.58 feet to the TRUE POINT OF BEGINNING;

thence South 57°54'10" West 160.17 feet to the beginning of a tangent curve concave southeasterly and having a radius of 105.00 feet;

thence southwesterly along said curve through a central angle of 57°10'06", a distance of 104.77 feet;

thence South 0°44'04" West 45.80 feet to the beginning of a tangent curve, concave easterly and having a radius of 284.00 feet;

thence southerly along said curve through a central angle 9°16'02", a distance of 45.94 feet;

thence South 8°31'58" East 58.03 feet to the beginning of a tangent curve concave northeasterly and having a radius of 61.00 feet;



thence southeasterly along said curve through a central angle 43°31'23", distance of 46.34 feet, said point distant North 20°29'42" East 214.32 feet from the point of commencement.

**Parcel B:**

Commencing at the southeasterly terminus of that curve described in the above Parcel A having a central angle of 43°31'23";

thence South 79°21'43" West 25.64 feet to the TRUE POINT OF BEGINNING;

thence South 48°27'23" West 35.90 feet;

thence South 85°41'50" West 8.83 feet;

thence North 32°05'50" West 16.93 feet;

thence South 81°36'22" West 32.96 feet;

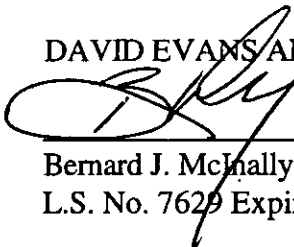
thence North 8°23'38" West 7.39 feet;

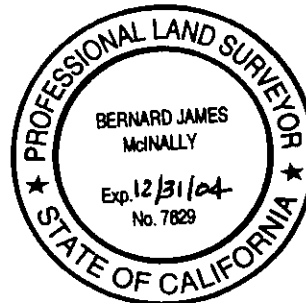
thence North 85°41'50" East 43.39 feet;

thence North 48°27'23" East 32.15 feet to the beginning of a non-tangent curve, a radial bearing of South 64°02'54" West and having a radius of 82.00 feet;

thence southwesterly along said curve through a central angle of 14°09'59", a distance of 20.27 feet to the TRUE POINT OF BEGINNING;

DAVID EVANS AND ASSOCIATES, INC.

  
Bernard J. McNally, PLS                      2/19/03                      Date  
L.S. No. 7629 Expires 12-31-04

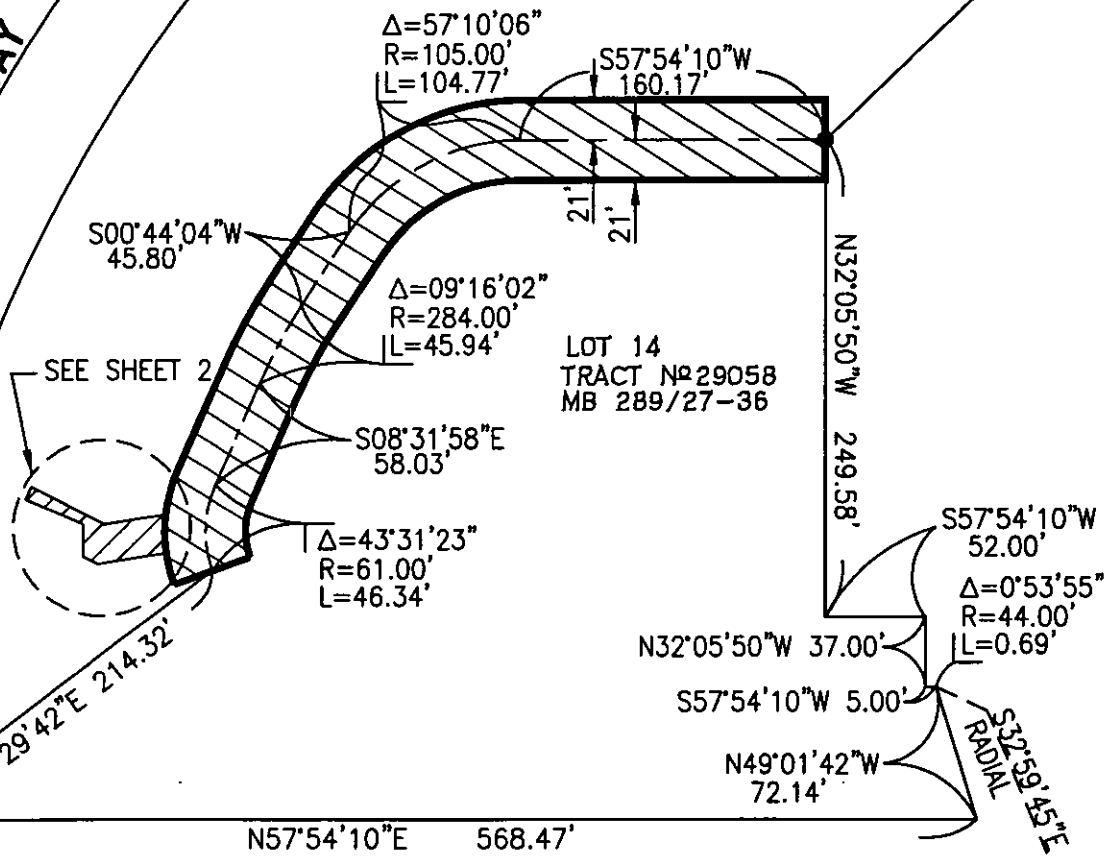


DESCRIPTION APPROVAL 2/20/03  
Walter R. Inye  
SURVEYOR, CITY OF RIVERSIDE

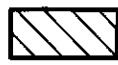

SCALE: 1" = 100'

RIVERWALK PARKWAY

TRUE POINT OF BEGINNING  
PARCEL A



POINT OF COMMENCEMENT  
PARCEL A  
SOUTHERLY CORNER LOT 14

-  INDICATES EASEMENT AREA (PARCEL A)
-  INDICATES EASEMENT AREA (PARCEL B)



**DAVID EVANS  
AND ASSOCIATES INC.**  
800 NORTH HAVEN AVENUE, SUITE 300  
ONTARIO, CALIFORNIA 91764  
TEL: (909) 481-5750  
FAX: (909) 481-5757

EXHIBIT  
"B"

RIVERSIDE COUNTY, CALIFORNIA  
CITY OF RIVERSIDE  
**SEWER EASEMENT**

CLIENT:  
GRIFFIN INDUSTRIES

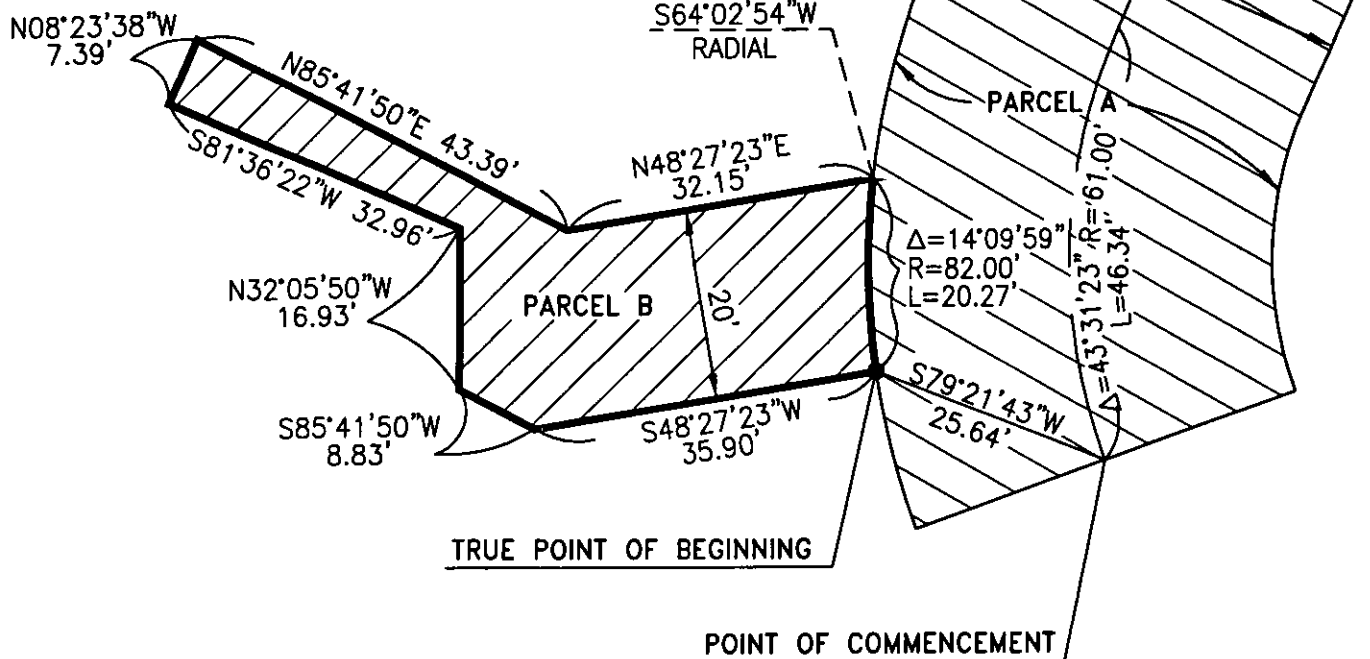
SHEET NO.	1 OF 2
JOB NO.	GRIF0001
DRAWN BY:	JACA
DATE:	02/18/03
SCALE:	1"=100'





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SCALE: 1" = 20'



-  INDICATES EASEMENT AREA (PARCEL A)
-  INDICATES EASEMENT AREA (PARCEL B)



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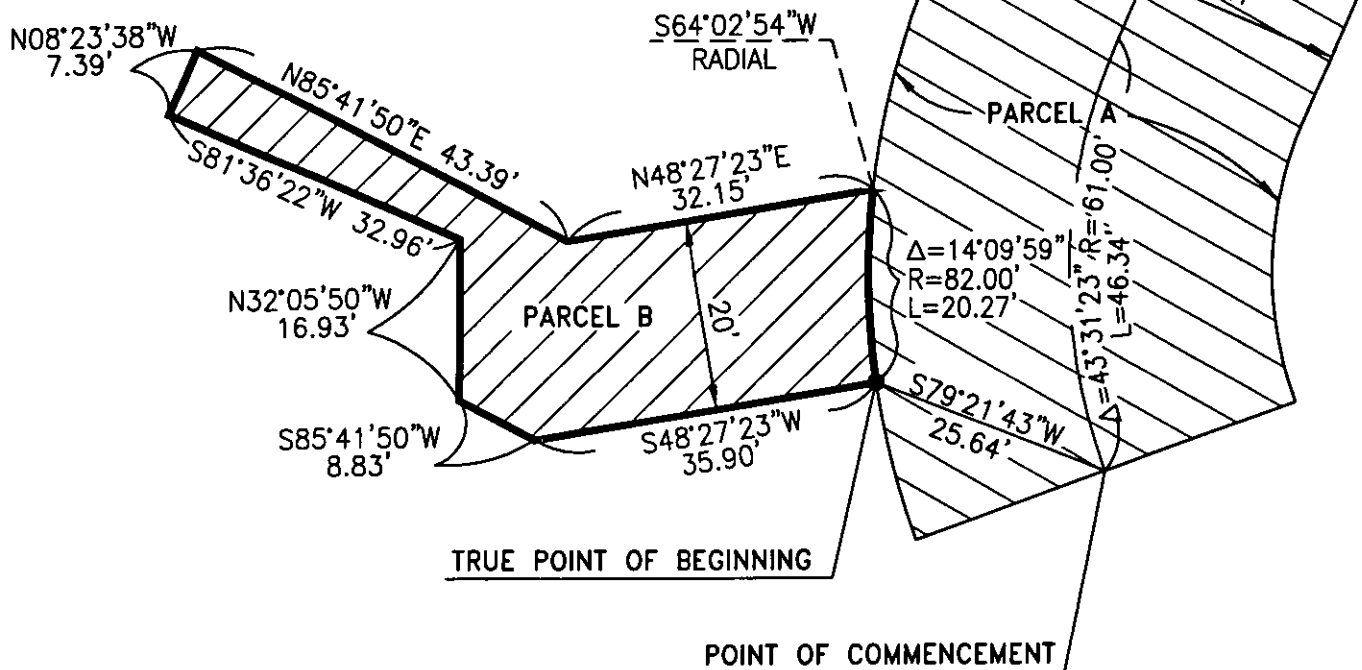
EXHIBIT "B"


RIVERSIDE COUNTY, CALIFORNIA  
 CITY OF RIVERSIDE  
 SEWER EASEMENT


CLIENT:  
 GRIFFIN INDUSTRIES

SHEET NO.	2 OF 2
JOB NO.	GRIF0001
DRAWN BY:	JACA
DATE:	02/18/03
SCALE:	1"=20'

SCALE: 1" = 20'



 INDICATES EASEMENT AREA (PARCEL A)

 INDICATES EASEMENT AREA (PARCEL B)



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EXHIBIT  
"B"

RIVERSIDE COUNTY, CALIFORNIA  
CITY OF RIVERSIDE  
SEWER EASEMENT

CLIENT:  
GRIFFIN INDUSTRIES

SHEET NO.  
2 OF 2

JOB NO.  
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SCALE:  
1"=20'