

DOC # 2005-0558262

07/13/2005 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Larry W. Ward

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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Project: LLA P04-0820  
APN: 291-600-005, 007 & 008  
Address: Canyon Springs Pkwy  
@ Centre Place

D- 15515

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CANYON SPRINGS MARKETPLACE NORTH CORP., a California Corporation 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 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 June 10, 2002

CANYON SPRINGS MARKETPLACE NORTH CORP  
a California Corporation

By: [Signature]

Print Name: Harry Spanner

Title: President

By: [Signature]

Print Name: Phillip W. Hannum

Title: CFO



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**GENERAL ACKNOWLEDGEMENT**

**OPTIONAL SECTION**

State of California

County of San Mateo

} SS

On 10 June 2005 before me L.G. Riley  
(date) (name)

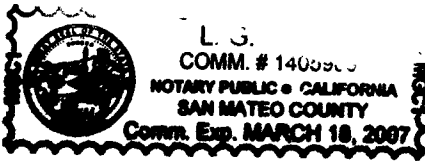
a Notary Public in and for said State, personally appeared  
Garry J. Spanner & Phillip W. Mannum  
Name(s) of Signer(s)

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.

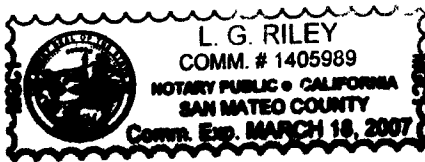
CAPACITY CLAIMED BY SIGNER

- ( ) 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:



WITNESS my hand and official seal.



L.G. Riley  
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. 20534 of said City Council adopted September 23, 2003 and the grantee consents to recordation thereof by its duly authorized officer.

DATED 7/12/05

**CITY OF RIVERSIDE**

**APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE**

By: Mel Murray

Administrative Services Manager

BY [Signature]  
Deputy City Attorney



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EXHIBIT 'A'

LEGAL DESCRIPTION

Those portions of Parcels "H", "J", and "K" in the City of Riverside, County of Riverside, State of California as described in the Certificate of Compliance recorded January 22, 1990 as Instrument No. 025705, in the office of the County Recorder of said County, described as follows:

Parcel A:

A strip of land 20 feet wide, the centerline of which is described as follows:

Beginning at the western most corner of said Parcel "H", said point being on a curve concave southwesterly having a radius of 1,055.00 feet, a radial line to said curve bears North 27°55'29" East; thence southeasterly along said curve and the southwesterly line of said Parcel "H" 85.38 feet through a central angle of 04°38'13"; thence South 57°26'18" East 29.74 feet along said southwesterly line to the **True Point of Beginning**; thence North 00°00'36" East 34.70 feet to a point hereinafter referred to as Point "A"; thence continuing North 00°00'36" East 172.32 feet to a point hereinafter referred to as Point "B"; thence North 32°30'28" West 47.40 feet; thence North 08°23'34" East 174.91 feet to the beginning of a non-tangent curve concave easterly having a radius of 200.00 feet, a radial line to said beginning of curve bears South 77°04'50" West; thence northerly 65.82 feet along said curve through a central angle of 18°51'19"; thence North 17°32'02" East 13.54 feet to the southwesterly line of the land described in the Lis Pendens recorded November 25, 2003 as document No. 2003-927718 of Official Records of said County.

The sidelines of said strip shall be prolonged or shortened so as to terminate northerly in the southwesterly line of said land described in document 2003-927718 O.R., and southerly in the southwesterly line of said Parcel "H".



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EXHIBIT 'A'  
LEGAL DESCRIPTION

Parcel A-1:

A strip of land 20 feet wide, the centerline of which is described as follows:

Beginning at Point "A" described above; thence South 89°59'24" East 47.87 feet; thence South 57°26'18" East 122.76 feet.

Except that portion lying within Parcel "A" described above.

Parcel A-2:

A strip of land 20 feet wide, the centerline of which is described as follows:

Beginning at Point "B" described above; thence North 74°19'03" East 48.02 feet; thence South 81°36'26" East 294.87 feet to a curve concave southerly having a radius of 338.69 feet; thence easterly along said curve 117.50 feet through a central angle of 19°52'40".

Except that portion lying within Parcel "A" described above.

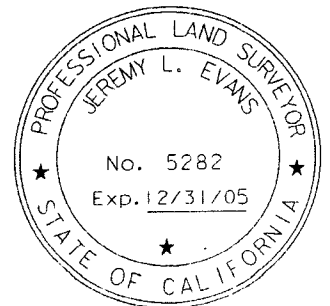
As shown on Exhibit "B" attached hereto and made a part hereof.

This legal description in not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

Prepared under the direction of:

Jeremy L Evans  
Jeremy L. Evans, P.L.S. 5282

5-19-05  
Date



DESCRIPTION APPROVAL:

BY: Mark S Brown JUNE 23, 2005  
DATE

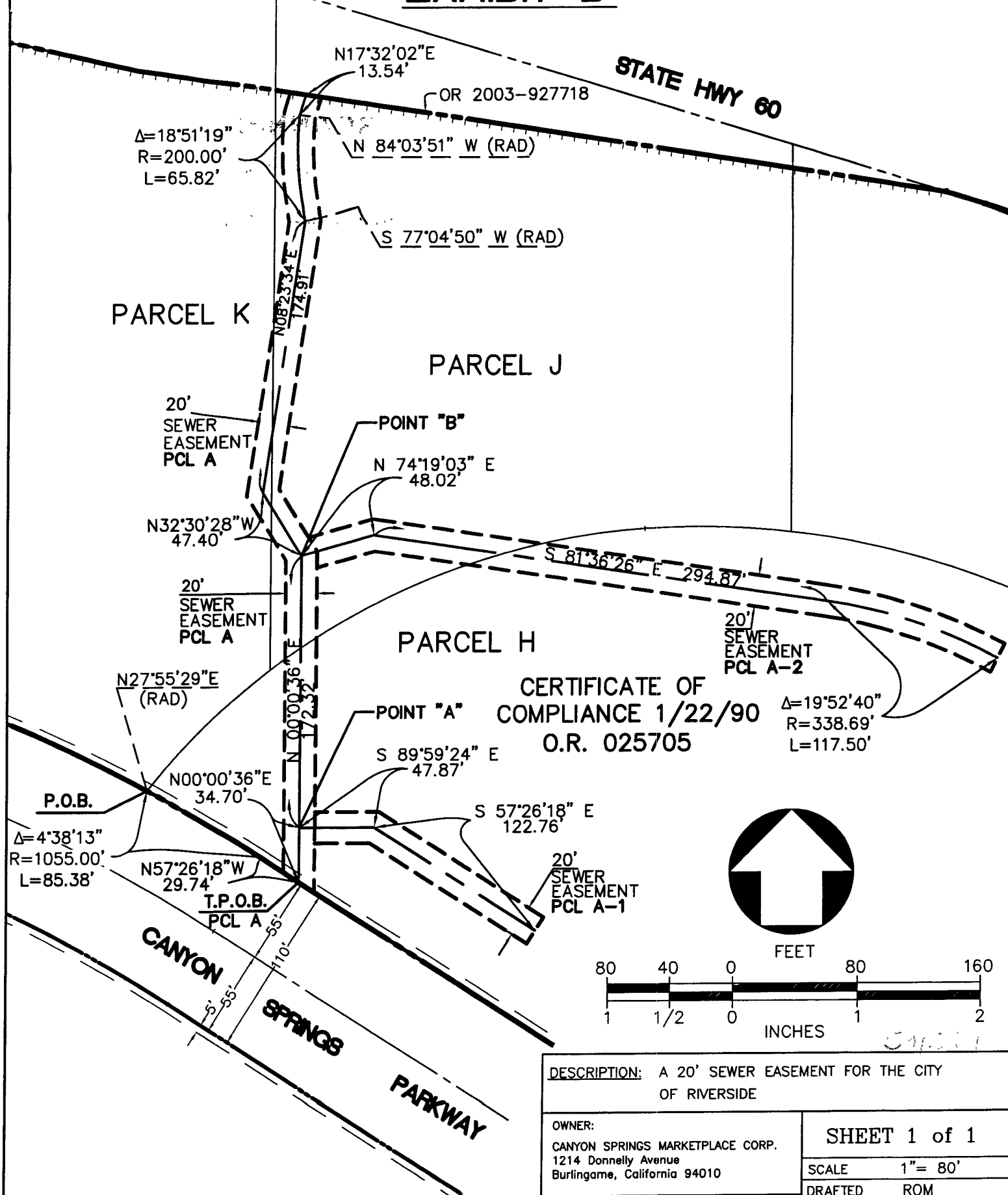
FOR: MARK S. BROWN

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# EXHIBIT "B"



<b>DESCRIPTION:</b> A 20' SEWER EASEMENT FOR THE CITY OF RIVERSIDE	
<b>OWNER:</b> CANYON SPRINGS MARKETPLACE CORP. 1214 Donnelly Avenue Burlingame, California 94010	<b>SHEET 1 of 1</b>
<b>PLANS PREPARED BY:</b> <b>PSOMAS</b> 3187 Red Hill Avenue Suite 250 Corte Madera, CA 94928 (714) 751-7373 Fax: (714) 545-8883	<b>SCALE</b> 1" = 80'
	<b>DRAFTED</b> ROM
	<b>CHECKED</b> JE
	<b>DATE</b> 5-19-05
	<b>JOB NUMBER</b> 2TUR050203



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