

Recording Requested By:
First American Title - NHS

DOC # 2006-0765881

10/18/2006 08:00A Fee:NC

Page 1 of 13

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)

2196084-7

Project: Tract 29628
Address: Overlook Parkway

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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D - 15876



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ASHTON RANCH ESTATES, L.L.C. a California Limited Liability Company, as Grantor(s), grant(s) 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 a **RECREATIONAL TRAIL**, 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
RECREATIONAL TRAIL.

Dated 10-4-06

ASHTON RANCH ESTATES, L.L.C. a
California Limited Liability Company
By: Executive Home Builders of
Riverside, LLC, Its Manager

By: Andrew M Bodewi

By: Cathryn E. Bodewi

Print Name: Andrew M Bodewi

Print Name: Cathryn E Bodewi

Title: MANAGING member

Title: Member

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside

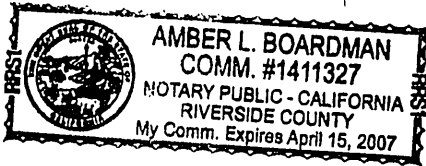
} ss

On 10/4/06 before me Amber L Boardman
(date) (name)

a Notary Public in and for said State, personally appeared

Andrew M. Bodewin & Cathryn E. Bodewin
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.

Amber L. Boardman
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 §21027)**

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. 21027 of said City Council adopted September 06, 2003 and the grantee consents to recordation thereof by its duly authorized officer.

Dated 10/10/06

CITY OF RIVERSIDE

By: Amelia M. Valeri

Title: Real Property Manager

APPROVED AS TO FORM

SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTION

6.00 foot Easement
For Trail Purposes

A strip of land lying within Lots 1, 2, 3, 5, 29, 30, 31 and 34 of Tract 29628 recorded in Map Book 411, at Pages 36-41, Official Records, Riverside County, California, also being in the southwest quarter of Section 7, Township 3 South, Range 4 West, SBM and in the southeast quarter of Section 12, Township 3 South, Range 5 West, SBM, being 6.00 feet in width and lying 3.00 feet on both sides of the following described centerline;

EASEMENT 1

COMMENCING at the section corner common to Sections 7 and 18 in said Township 3 South, Range 4 West, SBM and Sections 12 and 13 in said Township 3 South, Range 5 West, SBM as shown on map filed in Map Book 233 at Pages 98-99, Official Records, Riverside County, California;

THENCE North $89^{\circ}50'37''$ East, along the section line common to said Section 7 and 18, a distance of 577.71 feet to the **POINT OF BEGINNING** of this strip of land;

THENCE North $00^{\circ}09'23''$ West, a distance of 20.77 feet to the beginning of a curve, concave westerly, having a radius of 100.00 feet and a central angle of $12^{\circ}24'07''$;

THENCE northerly along the arc of said curve, concave to the left, a distance of 21.65 feet;

THENCE North $12^{\circ}33'29''$ West, a distance of 64.29 feet to the beginning of a curve, concave westerly, having a radius of 100.00 feet and a central angle of $02^{\circ}48'03''$;

THENCE northerly along the arc of said curve to the left, a distance of 4.89 feet;

THENCE North $15^{\circ}21'32''$ West, a distance of 35.69 feet to the beginning of a curve, concave southwesterly, having a radius of 100.00 feet and a central angle of $31^{\circ}07'05''$;

THENCE northwesterly along the arc of said curve to the left, a distance of 54.31 feet;

THENCE North $46^{\circ}28'38''$ West, a distance of 19.86 feet;

THENCE North $45^{\circ}42'15''$ West, a distance of 38.06 feet;

THENCE North $45^{\circ}06'54''$ West, a distance of 50.48 feet to the beginning of a curve, concave southwesterly, having a radius of 100.00 feet and a central angle of $19^{\circ}54'27''$;

THENCE northwesterly along the arc of said curve, to the left, a distance of 34.75 feet; to a point of reverse curvature with a curve, concave northeasterly, having a radius of 173.20 feet, a central angle of $52^{\circ}29'43''$ and having at said point a radial line which bears South $77^{\circ}28'22''$ West;

THENCE northwesterly along the arc of said curve to the right, a distance of 158.69 feet; to a point of reverse curvature with a curve, concave southwesterly, having a radius of 20.00 feet, a central angle of $53^{\circ}47'12''$ and having at said point a radial line which bears North $23^{\circ}41'10''$ East;

THENCE northwesterly along the arc of said curve to the left, a distance of 18.78 feet;

THENCE North $66^{\circ}18'50''$ West, a distance of 31.33 feet to the beginning of a curve, concave northeasterly, having a radius of 20.00 feet and a central angle of $37^{\circ}16'08''$;

THENCE northwesterly along the arc of said curve to the right, a distance of 13.01 feet;

THENCE North $29^{\circ}02'42''$ West, a distance of 44.80 feet to the beginning of a curve, concave easterly, having a radius of 100.00 feet and a central angle of $13^{\circ}18'44''$;

THENCE northerly along the arc of said curve to the right a distance of 23.23 feet;

THENCE North $15^{\circ}43'58''$ West, a distance of 72.23 feet to the beginning of a curve, concave westerly, having a radius of 100.00 feet and a central angle of $09^{\circ}43'04''$;

THENCE northerly along the arc of said curve to the left, a distance of 16.96 feet;

THENCE North $25^{\circ}27'02''$ West, a distance of 81.40 feet to the beginning of a curve, concave southwesterly, having a radius of 100.00 feet and a central angle of $06^{\circ}23'32''$;

THENCE northwesterly along the arc of said curve to the left, a distance of 11.16 feet;

THENCE North $31^{\circ}50'34''$ West, a distance of 75.98 feet to the beginning of a curve, concave northeasterly, having a radius of 100.00 feet and a central angle of $15^{\circ}00'34''$;

THENCE northwesterly along the arc of said curve, to the right, a distance of 26.20 feet;

THENCE North $16^{\circ}49'59''$ West, a distance of 48.30 feet to the beginning of a curve, concave southwesterly, having a radius of 100.00 feet and a central angle of $12^{\circ}07'27''$;

THENCE northwesterly along the arc of said curve, to the left, a distance of 21.16 feet;

THENCE North $28^{\circ}57'27''$ West, a distance of 49.35 feet to the beginning of a curve, concave southwesterly, having a radius of 20.00 feet and a central angle of $44^{\circ}47'42''$;

THENCE northwesterly along the arc of said curve to the left, a distance of 15.64 feet;

THENCE North $73^{\circ}45'09''$ West, a distance of 53.99 feet to the beginning of a curve, concave northeasterly, having a radius of 20.00 feet and a central angle of $33^{\circ}44'38''$;

THENCE northwesterly along the arc of said curve to the right, a distance of 11.78 feet;

THENCE North $40^{\circ}00'31''$ West, a distance of 15.83 feet to the beginning of a curve, concave northeasterly, having a radius of 20.00 feet and a central angle of $19^{\circ}41'09''$;

THENCE northwesterly along the arc of said curve to the right, a distance of 6.87 feet;

THENCE North $20^{\circ}19'22''$ West, a distance of 39.88 feet to the beginning of a curve, concave easterly, having a radius of 20.00 feet and a central angle of $13^{\circ}59'25''$;

THENCE northerly along the arc of said curve to the right, a distance of 4.88 feet;

THENCE North $06^{\circ}19'57''$ West, a distance of 42.59 feet to the beginning of a curve, concave easterly, having a radius of 20.00 feet and a central angle of $35^{\circ}11'57''$;

THENCE northerly along the arc of said curve to the right, a distance of 12.29 feet;

THENCE North $28^{\circ}52'00''$ East, a distance of 28.16 feet;

THENCE North $64^{\circ}49'10''$ West, a distance of 49.26 feet to the beginning of a curve, concave northeasterly, having a radius of 50.00 feet and a central angle of $13^{\circ}21'20''$;

THENCE northwesterly along the arc of said curve to the right, a distance of 11.65 feet;

THENCE North $51^{\circ}27'50''$ West, a distance of 7.53 feet to the beginning of a curve, concave northeasterly, having a radius of 20.00 feet and a central angle of $40^{\circ}48'48''$;

THENCE northwesterly along the arc of said curve to the right, a distance of 14.25 feet;

THENCE North $10^{\circ}39'02''$ West, a distance of 48.04 feet to the beginning of a curve, concave westerly, having a radius of 100.00 feet and a central angle of $08^{\circ}20'49''$;

THENCE northerly along the arc of said curve to the left, a distance of 14.57 feet;

THENCE North 18°59'51" West, a distance of 81.44 feet to the beginning of a curve, concave easterly, having a radius of 100.00 feet and a central angle of 05°40'29";

THENCE northerly along the arc of said curve to the right, a distance of 9.90 feet;

THENCE North 13°19'23" West, a distance of 11.85 feet to the beginning of a curve, concave southwesterly, having a radius of 100.00 feet and a central angle of 20°01'59";

THENCE northwesterly along the arc of said curve to the left, a distance of 34.96 feet;

THENCE North 31°20'08" West, a distance of 54.79 feet to point hereinafter referred to as Point "A", said point which lies South 89°01'01" West, a distance of 166.65 feet from the South one-sixteenth corner on the section line common to said Sections 7 and 12, also being the **END** of this strip of land.

The side lines shall be lengthened or shortened so as to begin on the south line of said Section 7 and end on the South One-Sixteenth line in said Section 12.

EASEMENT 2

COMMENCING at the aforementioned Point "A";

THENCE, S 89°01'01" W, a distance of 494.66 feet;

THENCE, N 00°02'50" E, a distance of 498.05 feet to the **POINT OF BEGINNING** of this strip of land;

THENCE, N21°33'51"W, a distance of 83.06 feet;

THENCE, N43°42'16"W, a distance of 28.83 feet;

THENCE, N05°42'06"W, a distance of 80.89 feet;

THENCE, N31°46'43"E, a distance of 96.83 feet;

THENCE, N37°17'53"W, a distance of 58.36 feet;

THENCE, N09°33'06"W, a distance of 63.89 feet;

THENCE, N04°36'50"W, a distance of 51.58 feet;

THENCE, N17°09'23"W, a distance of 30.90 feet;


THENCE, N14°45'42"W, a distance of 28.54 feet;
 THENCE, N26°08'21"E, a distance of 25.37 feet;
 THENCE, N21°26'23"W, a distance of 62.13 feet;
 THENCE, N32°04'19"W, a distance of 15.53 feet;
 THENCE, N04°19'32"W, a distance of 30.94 feet;
 THENCE, N21°16'33"E, a distance of 87.59 feet;
 THENCE, N82°50'32"W, a distance of 91.09 feet;
 THENCE, S59°30'33"W, a distance of 59.59 feet;
 THENCE, S89°20'00"W, a distance of 132.20 feet;
 THENCE, S64°12'47"W, a distance of 61.33 feet;
 THENCE, N85°49'37"W, a distance of 69.49 feet;
 THENCE, S73°43'33"W, a distance of 37.99 feet;
 THENCE, N69°01'40"W, a distance of 24.19 feet;
 THENCE, N19°06'33"W, a distance of 37.04 feet;
 THENCE, N57°55'41"W, a distance of 94.47 feet;
 THENCE, N44°36'21"W, a distance of 14.28 feet;
 THENCE, N47°17'29"W, a distance of 40.36 feet;
 THENCE, N89°52'58"W, a distance of 5.67 feet to a point which lies South 00°07'02" West, a distance of 51.27 feet from the Southwesterly corner of Lot 18. Tract No. 21399, as shown on map filed in Map Book 167 at Pages 7 through 10 inclusive, Official Records, Riverside County, California; being the **END** of this strip of land.

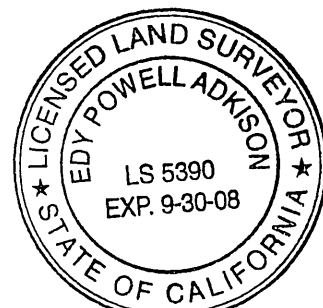
The side lines shall be lengthened or shortened so as to begin on the easterly line of Lot 31 and the westerly line of Lot 30 of said Tract 28628.


Page 5 of 5 Pages

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DESCRIPTION APPROVAL:

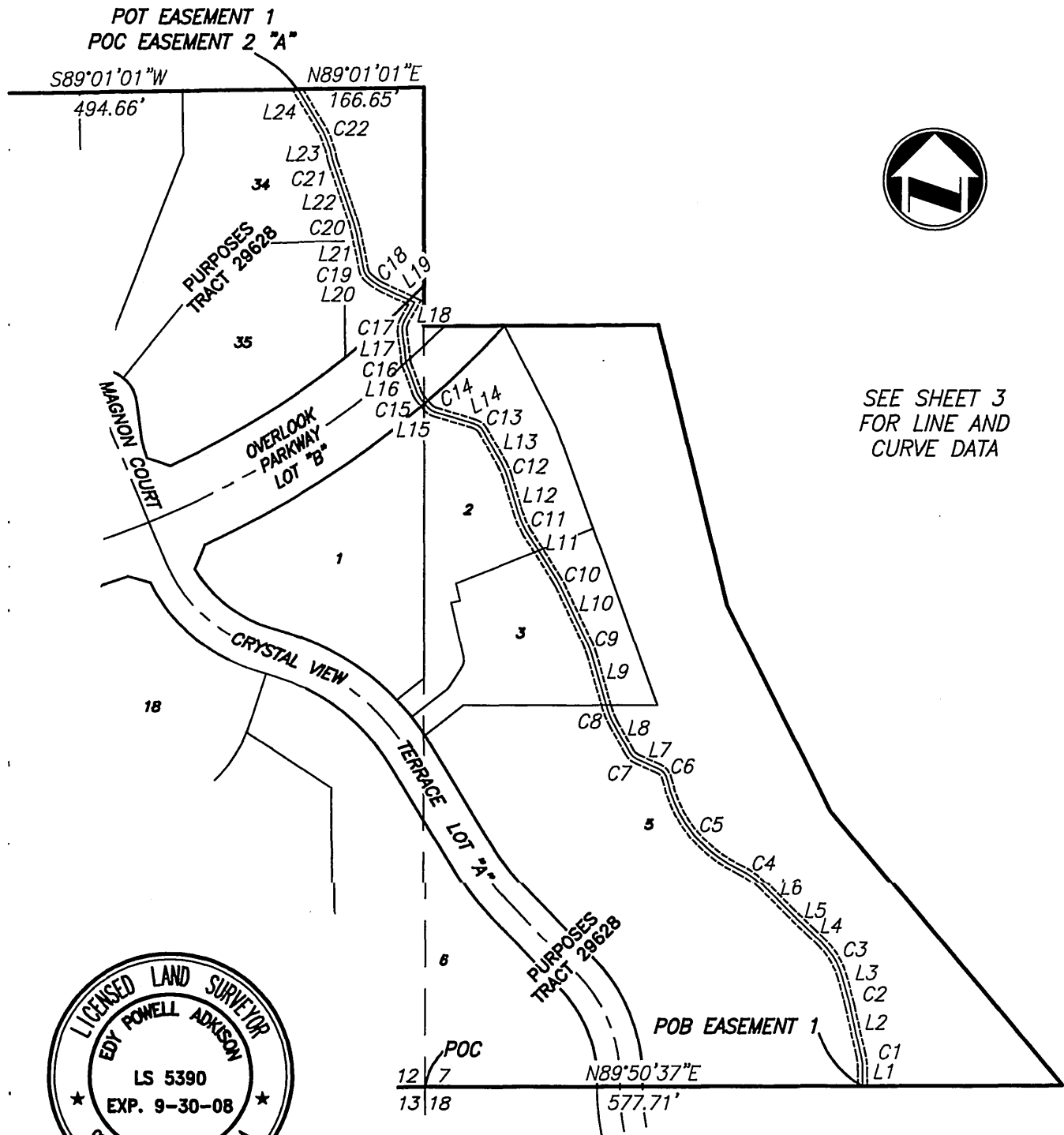

 MARK S. BROWN 10/5/06
 CITY SURVEYOR DATE




 10-05-06

15876

6.00 FOOT EASEMENT
FOR TRAIL PURPOSES
TRACT 29628



SEE SHEET 3
FOR LINE AND
CURVE DATA



PLAT PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6820 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599

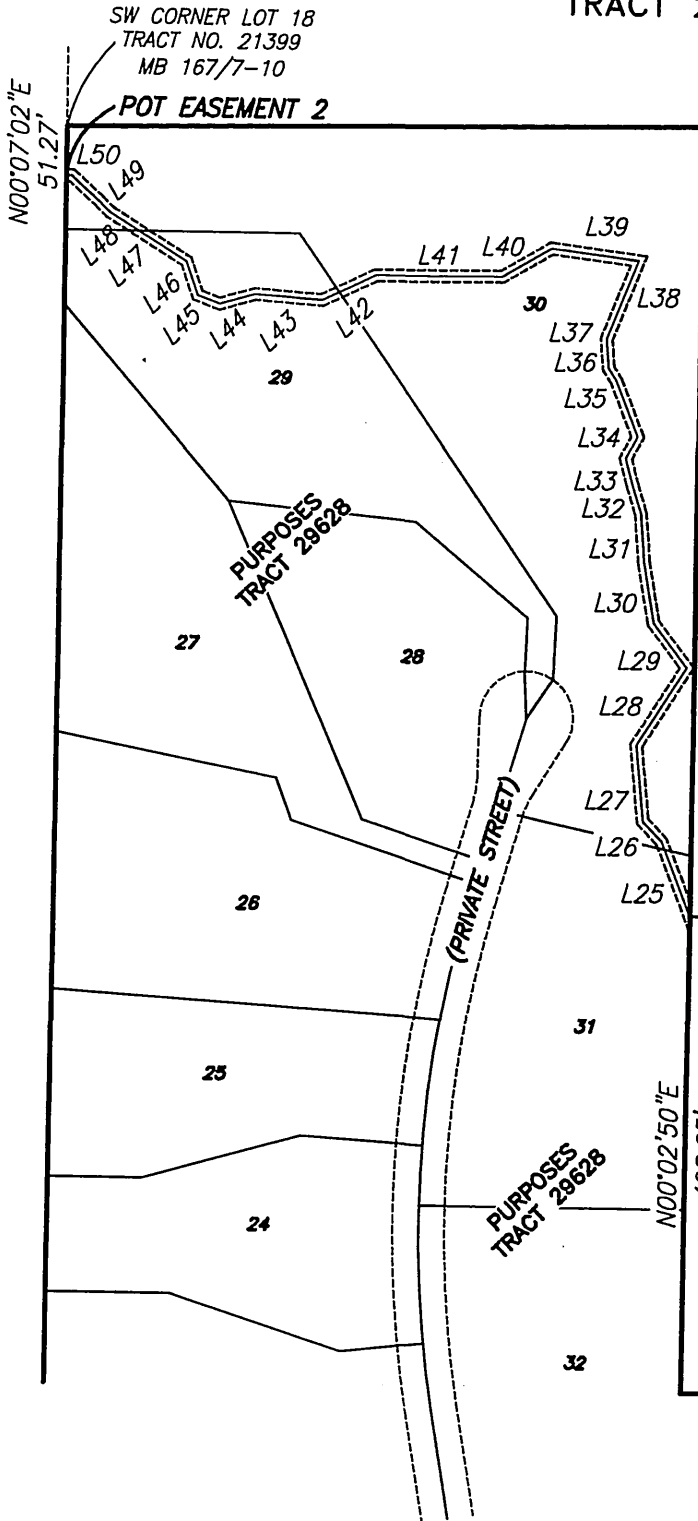
SCALE: 1"=200' JOB NO. 6124 10-5-06 CLIENT: BODEWIN

APPROVED BY: 10-05-06
[Signature]
EDY P. ADKISON L.S. 5390

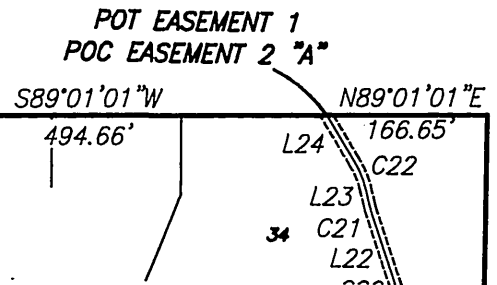
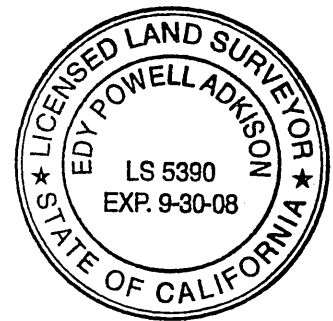
6.00 FOOT EASEMENT
FOR TRAIL PURPOSES
TRACT 29628

15876

6.00 FOOT EASEMENT
FOR TRAIL PURPOSES
TRACT 29628



SEE SHEET 4
FOR LINE AND
CURVE DATA



PLAT PREPARED BY:
adkan
ENGINEERS
Civil Engineering · Surveying · Planning
6820 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 · Fax: (951) 688-0599

SCALE: 1"=200' JOB NO. 6124 10-5-06
APPROVED BY: 10-05-06

EDY P. ADKISON L.S. 5390

6.00 FOOT EASEMENT
FOR TRAIL PURPOSES
TRACT 29628

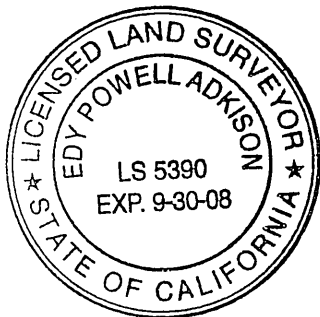
15876

6.00 FOOT EASEMENT
FOR TRAIL PURPOSES
TRACT 29628

EASEMENT 1

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.77'	N00°09'23"W
L2	64.29'	N12°33'29"W
L3	35.69'	N15°21'32"W
L4	19.86'	N46°28'38"W
L5	38.06'	N45°42'15"W
L6	50.48'	N45°06'54"W
L7	31.33'	N66°18'50"W
L8	44.80'	N29°02'42"W
L9	72.23'	N15°43'58"W
L10	81.40'	N25°27'02"W
L11	75.98'	N31°50'34"W
L12	48.30'	N16°49'59"W
L13	49.35'	N28°57'27"W
L14	53.99'	N73°45'09"W
L15	15.83'	N40°00'31"W
L16	39.88'	N20°19'22"W
L17	42.59'	N06°19'57"W
L18	28.16'	N28°52'00"E
L19	49.26'	N64°49'10"W
L20	7.53'	N51°27'50"W
L21	48.04'	N10°39'02"W
L22	81.44'	N18°59'51"W
L23	11.85'	N13°19'23"W
L24	54.79'	N31°20'08"W

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGHT
C1	12°24'07"	100.00'	21.65'
C2	2°48'03"	100.00'	4.89'
C3	31°07'05"	100.00'	54.31'
C4	19°54'27"	100.00'	34.75'
C5	52°29'43"	173.20'	158.69'
C6	53°47'12"	20.00'	18.78'
C7	37°16'08"	20.00'	13.01'
C8	13°18'44"	100.00'	23.23'
C9	9°43'04"	100.00'	16.96'
C10	6°23'32"	100.00'	11.16'
C11	15°00'34"	100.00'	26.20'
C12	12°07'27"	100.00'	21.16'
C13	44°47'42"	20.00'	15.64'
C14	33°44'38"	20.00'	11.78'
C15	19°41'09"	20.00'	6.87'
C16	13°59'25"	20.00'	4.88'
C17	35°11'57"	20.00'	12.29'
C18	13°21'20"	50.00'	11.65'
C19	40°48'48"	20.00'	14.25'
C20	8°20'49"	100.00'	14.57'
C21	5°40'29"	100.00'	9.90'
C22	20°01'59"	100.00'	34.96'



PLAT PREPARED BY:

adkan
ENGINEERS

Civil Engineering · Surveying · Planning
6820 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 · Fax: (951) 688-0599

NO SCALE

JOB NO. 6124

10-5-06

CLIENT: BODEWIN

APPROVED BY:

10-05-06

EDY P. ADKISON L.S. 5390

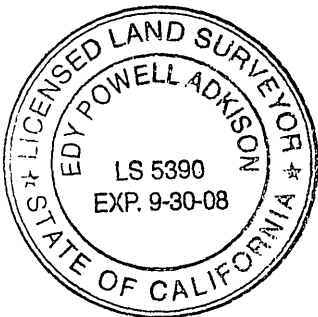
6.00 FOOT EASEMENT
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TRACT 29628

15876

6.00 FOOT EASEMENT
FOR TRAIL PURPOSES
TRACT 29628

EASEMENT 2

LINE TABLE		
LINE	LENGTH	BEARING
L25	83.06'	N21°33'51"W
L26	28.83'	N43°42'16"W
L27	80.89'	N05°42'06"W
L28	96.83'	N31°46'43"E
L29	58.36'	N37°17'53"W
L30	63.89'	N09°33'06"W
L31	51.58'	N04°36'50"W
L32	30.90'	N17°09'23"W
L33	28.54'	N14°45'42"W
L34	25.37'	N26°08'21"E
L35	62.13'	N21°26'23"W
L36	15.53'	N32°04'19"W
L37	30.94'	N04°19'32"W
L38	87.59'	N21°16'33"E
L39	91.09'	N82°50'32"W
L40	59.59'	S59°30'33"W
L41	132.20'	S89°20'00"W
L42	61.33'	S64°12'47"W
L43	69.49'	N85°49'37"W
L44	37.99'	S73°43'33"W
L45	24.19'	N69°01'40"W
L46	37.04'	N19°06'33"W
L47	94.47'	N57°55'41"W
L48	14.28'	N44°36'21"W
L49	40.36'	N47°17'29"W
L50	5.67'	N89°52'58"W



71/5+7

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adkan
ENGINEERS

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6820 Alrport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599

NO SCALE

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