

2M

When recorded mail to:

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

059489

FREE RECORDING
This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code §6103)

RECEIVED FOR RECORD
AT 1:00 O'CLOCK

FEB 10 1994

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$
W. J. [Signature]

FOR RECORDER'S OFFICE USE ONLY

Project: Tract No. 23664-2
Eagle Crest Ct.

13646

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **H & L HAWARDEN GROUP LIMITED**, a California limited partnership, 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 **waterline facilities and electrical energy distribution 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 **waterline facilities and electrical energy distribution facilities.**

Dated 11/1/11

H & L HAWARDEN GROUP LIMITED
a California limited partnership

by Max-Kang Wang

title General Partner

by _____

title _____

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On 1/19/94, before me Margaret Dershem
(date) (name)

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.
Margaret Dershem
Signature

59489

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

- (x) Partner(s)
- () General
- (x) Limited

The party(ies) executing this document is/are representing:

CONSENT TO RECORDATION

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 2/8/94

John Hard
Real Property Services Manager
of the City of Riverside

t23664-2.eas

APPROVED AS TO FORM
Robert A. Sans 2/8
ASST. CITY ATTORNEY

EXHIBIT "A"

59489

That portion of the north quarter of the west half of the southwest quarter, of Section 12, Township 3 South, Range 5 West, San Bernardino Meridian, described as follows:

Commencing at the southwest corner of Lot 27 of Tract No. 22218, as shown by map on file in Book 239 at pages 30 through 33 inclusive thereof, Records of Riverside County, California, said corner being in a curve, concave to the west, having a radius of 633.00 feet, the radial line at said points bears North 71° 32' 39" East;

Thence southerly along said curve, to the right, through a central angle of 13° 42' 21", an arc distance of 151.42 feet to a point therein, the radial line at said point bears North 85° 15' 00" East;

Thence North 85° 15' 00" East, a distance of 296.84 feet to the beginning of a tangent curve, concave to the south, having a radius of 300.00 feet;

Thence easterly along said curve, to the right, through a central angle of 15° 15' 00", an arc distance of 79.85 feet to the end thereof;

Thence South 79° 30' 00" East, a distance of 349.19 feet to the beginning of a tangent curve, concave to the north, having a radius of 300.00 feet;

Thence easterly along said curve, to the left, through a central angle of 54° 51' 28", an arc distance of 287.23 feet for the TRUE POINT OF BEGINNING said point being in the northeasterly line of that certain easement for public utility purposes as conveyed to the City of Riverside by deed recorded June 11, 1993 as Instrument No. 221173, Records of Riverside County, California;

Thence North 44° 21' 28" West along said northeasterly line, a distance of 30.00 feet to a point in a non-tangent curve, concave to the northwest, having a radius of 270.00 feet, the radial line at said point bears South 44° 21' 28" East;

Thence easterly along said curve, to the left, through a central angle of 08° 38' 32", an arc distance of 40.73 feet to the end thereof;

Thence North 37° 00' 00" East, a distance of 284.45 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 103.00 feet;

Thence northeasterly along said curve, to the left, through a central angle of 15° 00' 00", an arc distance of 26.97 feet to the end thereof;

Thence North 22° 00' 00" East, a distance of 49.67 feet to the beginning of a tangent curve, concave to the south and west, having a radius of 48.00 feet;

Thence northerly, easterly and southwesterly along said curve, to the right, through a central angle of 210° 00' 00", an arc distance of 175.93 feet to the end thereof;

Thence South 52° 00' 00" West, a distance of 49.67 feet to the beginning of a tangent curve, concave to the south, having a radius of 103.00 feet;

Thence southwesterly along said curve, to the left, through a central angle of 15° 00' 00", an arc distance of 26.97 feet to the end thereof;

Thence South 37° 00' 00" West, a distance of 284.45 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 330.00 feet;

Thence southwesterly along said curve, to the right, through a central angle of 08° 38' 32", an arc distance of 49.78 feet to a point therein, said point being the southeasterly corner of said easement conveyed to the City of Riverside as aforesaid;

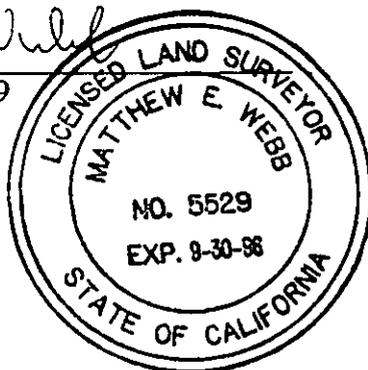
Thence North 44° 21' 28" West along said northeasterly line of said easement, a distance of 30.00 feet to the true point of beginning.

DESCRIPTION APPROVAL 12/1/93
Walter R. Inyc by ---
SURVEYOR, CITY OF RIVERSIDE

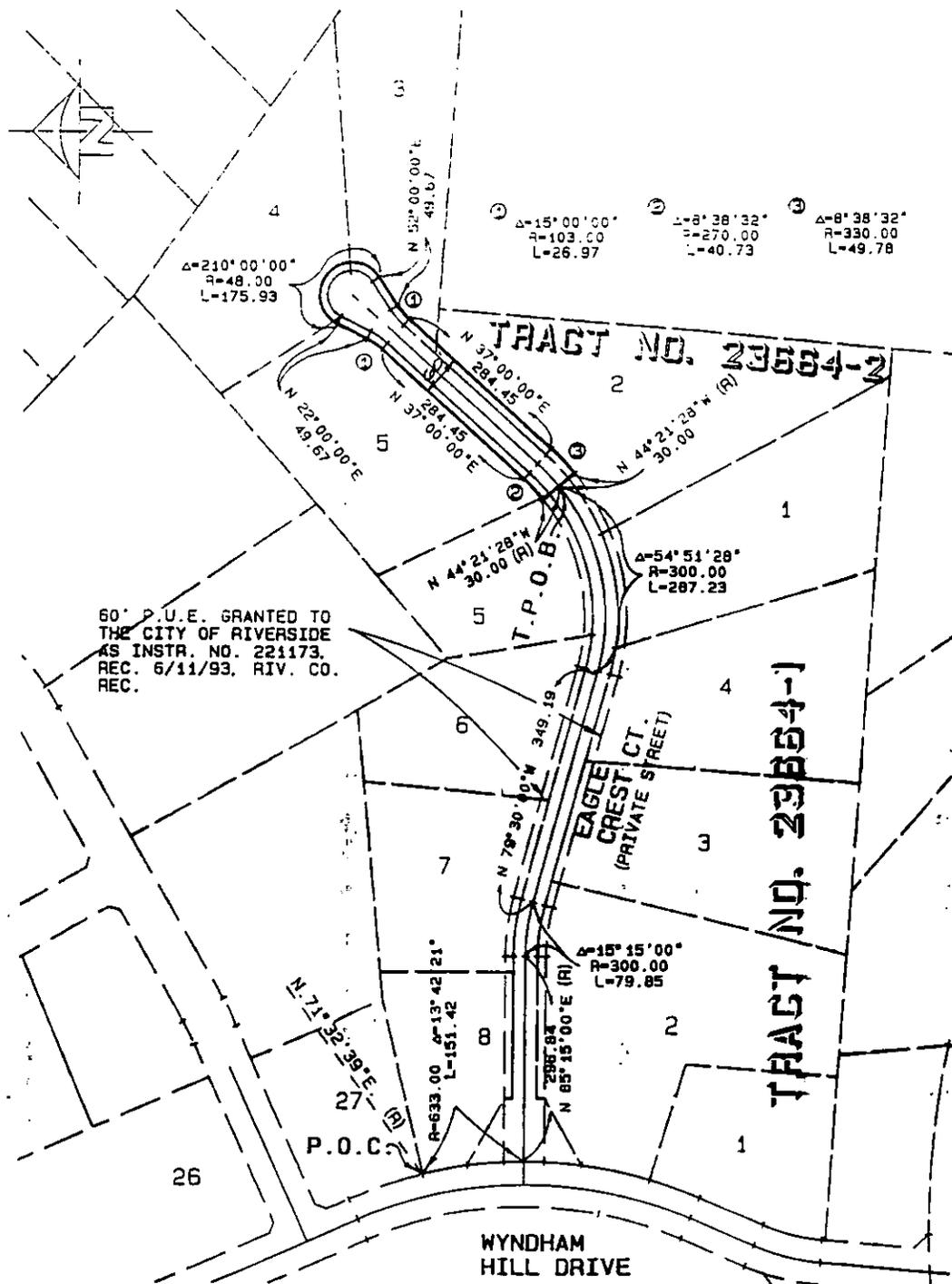
PREPARED UNDER MY SUPERVISION:

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

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



11/15/93
Date



CITY OF RIVERSIDE 5173-4

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.

SCALE: 1" = 200' DRAWN BY ajg DATE 11/9/99 SUBJECT: 60' P.U.E. 1360AC

CHKD BY am DATE 11/10/02 SHEET 1 OF 1 92-295