

When recorded mail to:

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

**DOC # 2002-293871**

05/31/2002 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)

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		7						
								✓ LC	Ø
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

Project: **Tract 29420**  
**Blanket Waterline Easement**



D - 14915

**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **GRIFFIN COMMUNITIES, 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 **waterline 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 Unincorporated Territory of the 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**.

Dated MAY 15, 2002

Griffin Communities, a California corporation

By: *DALE E. GRIFFIN*  
DALE E. GRIFFIN  
Title: PRESIDENT

By: \_\_\_\_\_

Title: \_\_\_\_\_

**GENERAL ACKNOWLEDGEMENT**

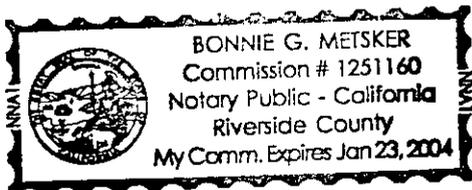
State of California  
County of Riverside }ss

On May 15, 2002, before me Bonnie G. Metsker, Notary Public  
(date) (name)

a Notary Public in and for said State, personally appeared

Dale E. Griffin  
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.

*Bonnie G. Metsker*  
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 5/28/02

Carol Q. Chiado  
Real Property Services Manager of the  
City of Riverside

TR29420

APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

BY [Signature]  
Deputy City Attorney



2002-293871  
05/31/2002 08:09A  
3 of 7

EXHIBIT "A"

ALL OF LOTS 21, 22 AND 30 IN BLOCK 14 OF LANDS OF J. F. MOULTON AND H. B. PRAD, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGES 5 AND 6 OF MAPS, TOGETHER WITH ALL OF LOTS 7, 12, 13 AND A PORTION OF LOT 8 ALL IN BLOCK 9 OF LANDS OF J. F. MOULTON AND H. B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGES 40 AND 41 OF MAPS, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND LYING IN SECTION 25, T.3S., R.6W., RANCHO EL SOBRANTE DE SAN JACINTO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF VICTORIA AVENUE AND LYON AVENUE AS SHOWN BY SAID MAP ON FILE IN BOOK 3, PAGES 5 AND 6 OF MAPS;

THENCE N56°01'51"E, ALONG CENTERLINE OF SAID VICTORIA AVENUE, A DISTANCE OF 168.34 FEET;

THENCE S33°38'50"E, A DISTANCE OF 305.00 FEET;

THENCE N56°01'51"E, A DISTANCE OF 145.00 FEET TO NORTHEASTERLY LINE OF SAID LOT 30 IN BLOCK 14;

THENCE S33°38'50"E, ALONG SAID NORTHWESTERLY PROLONGATION AND ALONG THE NORTHEASTERLY LINE OF SAID LOTS 30 AND 22 IN BLOCK 14, A DISTANCE OF 841.16 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 13 IN BLOCK 9;

THENCE N56°01'48"E, ALONG THE NORTHWESTERLY LINE OF SAID LOT 13 AND ITS NORTHEASTERLY PROLONGATION, A DISTANCE OF 609.01 FEET TO A POINT LYING ON THE CENTERLINE OF LA SIERRA AVENUE AS SHOWN BY SAID MAP ON FILE IN BOOK 1, PAGES 40 AND 41 OF MAPS, SAID POINT LYING ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2500.00 FEET, A RADIAL LINE TO SAID POINT BEARS S54°03'26"W;

THENCE SOUTHEASTERLY, ALONG SAID CENTERLINE OF LA SIERRA AVENUE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°34'04" AN ARC LENGTH OF 504.74 FEET TO THE CENTERLINE OF DUFFERIN AVENUE AS SHOWN BY SAID MAP ON FILE IN BOOK 1, PAGES 40 AND 41 OF MAPS;

THENCE S55°54'00"W, A DISTANCE OF 244.90 FEET;

THENCE S62°57'24"W, A DISTANCE OF 108.18 FEET;

THENCE S80°51'56"W, A DISTANCE OF 135.15 FEET;

THENCE N77°59'46"W, A DISTANCE OF 104.24 FEET;



2002-293871  
05/31/2002 09:00A  
4 of 7

THENCE S70°39'34"W, A DISTANCE OF 147.60 FEET, TO THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF SAID LOT 12 IN BLOCK 9, THE LAST FIVE (5) COURSES BEING ALONG THE CENTERLINE OF SAID DUFFERIN AVENUE;

THENCE S62°46'14"E, ALONG SAID NORTHWESTERLY PROLONGATION AND SAID NORTHEASTERLY LINE OF LOT 12, A DISTANCE OF 548.57 FEET;

THENCE S00°07'54"E, A DISTANCE OF 106.21 FEET;

THENCE S29°21'05"E, A DISTANCE OF 63.72 FEET;

THENCE S47°31'30"E, A DISTANCE OF 204.34 FEET;

THENCE S29°47'24"W, A DISTANCE OF 73.90 FEET;

THENCE S58°02'18"W, A DISTANCE OF 85.78 FEET;

THENCE S29°49'38"W, A DISTANCE OF 131.24 FEET, TO THE EASTERLY LINE OF SAID LOT 7 IN BLOCK 9, THE LAST SIX (6) COURSES ALONG THE EASTERLY LINE OF SAID LOT 12 IN BLOCK 9;

THENCE S24°46'09"E, ALONG SAID EASTERLY LINE OF LOT 7, A DISTANCE OF 393.79 FEET;

THENCE S79°58'10"E, A DISTANCE OF 203.38 FEET, TO AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID LOT 8 IN BLOCK 9;

THENCE S15°52'45"E, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 20.53 FEET, TO ANOTHER ANGLE POINT IN THE SOUTHERLY LINE OF SAID LOT 8, SAID ANGLE POINT ALSO BEING AN ANGLE POINT IN THE EASTERLY LINE OF SAID LOT 7 IN BLOCK 9;

THENCE S15°52'45"E, ALONG SAID EASTERLY LINE OF LOT 7, A DISTANCE OF 169.58 FEET;

THENCE S60°08'45"W, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 7, A DISTANCE OF 206.77 FEET;

THENCE N78°16'06"W, A DISTANCE OF 41.57 FEET;

THENCE N46°16'18"W, A DISTANCE OF 265.03 FEET;

THENCE N88°16'01"W, A DISTANCE OF 161.02 FEET;

THENCE N61°16'12"W, A DISTANCE OF 157.02 FEET;

THENCE N07°46'06"W, A DISTANCE OF 143.94 FEET;

THENCE N60°42'54"W, A DISTANCE OF 62.98 FEET;



THENCE N49°12'33"W, A DISTANCE OF 89.99 FEET;

THENCE N08°12'51"W, A DISTANCE OF 30.02 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 21 IN BLOCK 14, THE LAST EIGHT (8) COURSES BEING ALONG THE SOUTHWESTERLY LINE OF SAID LOT 7 IN BLOCK 9;

THENCE S76°25'47"W, A DISTANCE OF 84.86 FEET;

THENCE N61°06'09"W, A DISTANCE OF 147.95 FEET;

THENCE N24°35'32"W, A DISTANCE OF 769.85 FEET TO THE CENTERLINE OF DUFFERIN AVENUE AS SHOWN BY SAID MAP ON FILE IN BOOK 3, PAGES 5 AND 6 OF MAPS, THE LAST THREE (3) COURSE BEING ALONG THE SOUTHWESTERLY LINE OF SAID LOT 21 IN BLOCK 14;

THENCE S70°39'34"W, ALONG CENTERLINE OF SAID DUFFERIN AVENUE, A DISTANCE OF 25.11 FEET TO THE CENTERLINE OF LYON AVENUE AS SHOWN BY SAID MAP ON FILE IN BOOK 3, PAGES 5 AND 6 OF MAPS;

THENCE N24°35'32"W, ALONG CENTERLINE OF SAID LYON AVENUE, A DISTANCE OF 1347.94 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 40.30 ACRES, MORE OR LESS.

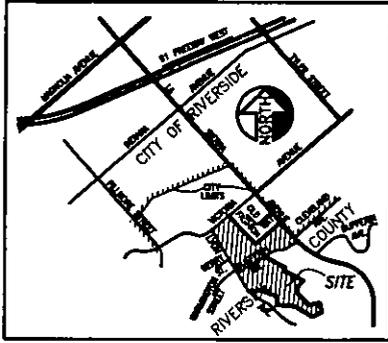


DESCRIPTION APPROVAL S.B.102  
Walter R. Gabel by \_\_\_\_\_  
SURVEYOR, CITY OF RIVERSIDE



2002-293871  
05/31/2002 08:00A  
6 of 7

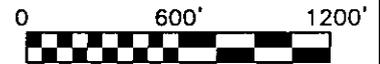
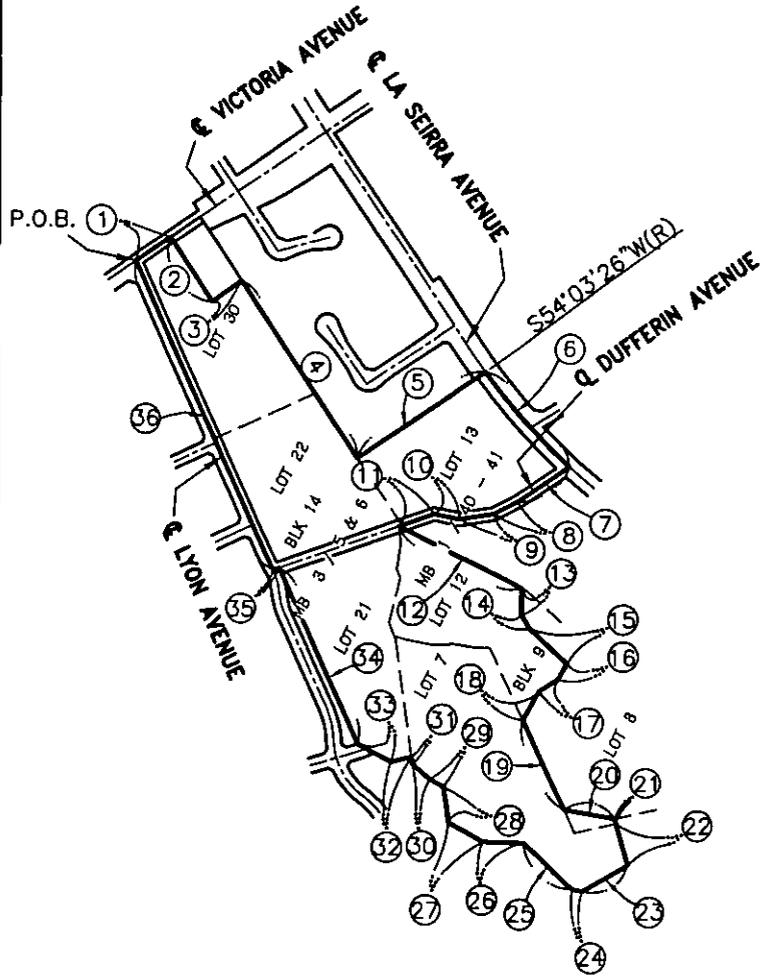
# EXHIBIT "A"



VICINITY MAP  
N.T.S.

LINE DATA		
○	BEARING	LENGTH
1	N56°01'51"E	168.34'
2	S33°38'50"E	305.00'
3	N56°01'51"E	145.00'
4	S33°38'50"E	841.16'
5	N56°01'48"E	609.01'
7	S55°54'00"W	244.90'
8	S62°57'24"W	108.18'
9	S80°51'56"W	135.15'
10	N77°59'46"W	104.24'
11	S70°39'34"W	147.60'
12	S62°46'14"E	548.57'
13	S00°07'54"E	106.21'
14	S29°21'05"E	63.72'
15	S47°31'30"E	204.35'
16	S29°47'24"W	73.90'
17	S58°02'18"W	85.78'
18	S29°49'38"W	131.24'
19	S24°46'09"E	393.79'
20	S79°58'10"E	203.38'
21	S15°52'45"E	20.53'
22	S15°52'45"E	169.58'
23	S60°08'45"W	206.77'
24	N78°16'06"W	41.57'
25	N46°16'18"W	265.03'
26	N88°16'01"W	161.02'
27	N61°16'12"W	157.02'
28	N07°46'06"W	143.94'
29	N60°42'54"W	62.98'
30	N49°12'33"W	89.99'
31	N08°12'51"W	30.02'
32	S76°25'47"W	84.86'
33	N61°06'09"W	147.95'
34	N24°35'32"W	769.85'
35	S70°39'34"W	25.11'
36	N24°35'32"W	1347.94'

CURVE DATA				
○	DELTA	R	L	T
6	11°34'04"	2500.01'	504.74'	253.23'



9511  
9513  
9515

CITY OF RIVERSIDE, CALIFORNIA

BLANKET WATERLINE EASEMENT  
TRACT NO. 29420



**GABEL, COOK & BECKLUND**  
CIVIL ENGINEERS LAND SURVEYORS  
LAND PLANNERS  
125 West La Cadena Drive, Suite A, Riverside, CA 92501  
Telephone (909) 788-8092 Facsimile (909) 788-5184

DATE: MAY 2002

SCALE: 1"=600'

FOR: GRIFFEN COMMUNITIES

W.O. 1865

SHT 1 OF 1 SHT

14915

2002-2538/1  
05/31/2002 08:00A  
7 of 7

