

RECEIVED

NOV 13 2002

When recorded mail to: OFFICE OF THE CITY CLERK

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

DOC # 2002-521656

09/20/2002 08:00A Fee:NC

Page 1 of 6

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	MSC.
	1		6						
								✓	DP
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

Project: **Tract 29090-5**
Riverwalk Development

D - 14970



GRANT OF EASEMENT

TIBURON BUILDERS-149, LLC, a California Limited Liability Company, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant 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 **public street and highway purposes**, together with all rights to construct and maintain utilities, sewers, drains and other improvements consistent with the use as **a public street and highway**, 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.

Dated

9/6/02

**TIBURON BUILDERS-149, LLC, A California
Limited Liability Company**

**By: The Griffin Homebuilding Group, LLC,
A Delaware Limited Liability Company,
It's Managing Member**

**By: Griffin Industries, Inc., a California
Corporation, it's Managing Member**



Paul E. Griffin III, President

02



2002-521656
09/29/2002 08:00A
2 of 6

GENERAL ACKNOWLEDGEMENT

State of California

County of Los Angeles A^{SS}

On September 10, 2002 before me
E. LINARES (name)

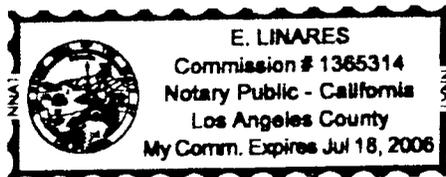
a Notary Public in and for said State, personally appeared

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.

[Signature]



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
(X) Corporate Officer (X)
Title President
Title _____

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

() Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:
Griffin Industries, Inc.



2002-521656
09/20/2002 08:00A
3 of 6

**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 9/18/02

Carol A. Chiodo
Real Property Services Manager
of the City of Riverside

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY [Signature]
Deputy City Attorney



2002-521656
09/20/2002 08:00A
4 of 6



EXHIBIT "A"

That portion of Lot "P" of Tract No. 29090-1, as shown by map on file in Book 304 of Maps at pages 51 through 54 inclusive thereof, Records of Riverside County, California, described as follows:

COMMENCING at the most northerly corner of Lot 6 of Tract No. 29058, as shown by map on file in Book 289 of Maps, Pages 27 through 36 inclusive thereof, Records of Riverside County, California, said point being on the boundary line of said Lot "P";

Thence South 59° 08' 44" West along said boundary line, a distance of 80.00 feet to an angle point thereon;

Thence South 02° 52' 35" East along said boundary line, a distance of 33.51 feet to an angle point thereon, said point being the beginning of a non-tangent curve, concave to the southeast, having a radius of 36.00 feet, the radial line from said point bears South 19° 11' 30" East;

Thence southwesterly along said boundary line and along said curve, to the left, through a central angle of 14° 03' 02", an arc distance of 8.83 feet to the **TRUE POINT OF BEGINNING**, the radial line from said point bears South 33° 14' 33" East;

Thence continuing southwesterly along said boundary line and along said curve, to the left, through a central angle of 15° 46' 48", an arc distance of 9.91 feet to a point of cusp, the radial line from said point bears South 49° 01' 21" East;

Thence North 62° 54' 12" West along said boundary line, a distance of 0.86 feet to a point thereon, said point being a point of cusp with a curve, concave to the southeast, having a radius of 36.00 feet, the radial line from said point bears South 44° 48' 43" East;

Thence northeasterly along said curve, to the right, through a central angle of 16° 20' 44", an arc distance of 10.27 feet to the **TRUE POINT OF BEGINNING**, the radial line from said point bears South 28° 28' 00" East;

Containing 4 square feet, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B"

PREPARED UNDER MY SUPERVISION

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

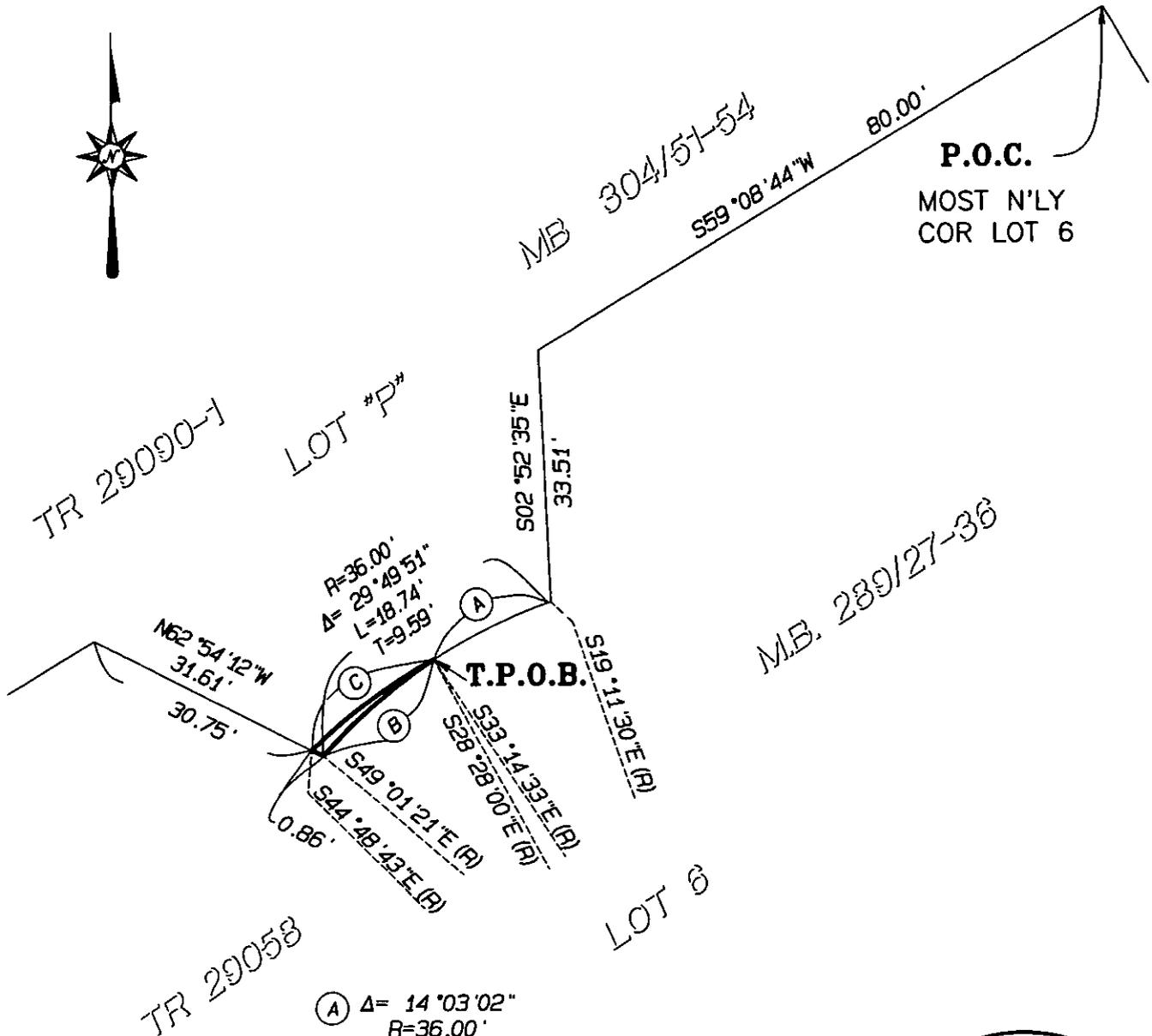
8/6/02
Date



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

DESCRIPTION APPROVAL 8/15/02
Walter R. Jones by _____
SURVEYOR, CITY OF RIVERSIDE

EXHIBIT "B"



P.O.C.
MOST N'LY
COR LOT 6

TR 29090-1

LOT "P"

S02°52'35"E
33.51'

M.B. 289/27-36

N62°54'12"W
31.61'

R=36.00'
Δ= 29°49'51"
L=18.74'
T=9.59'

T.P.O.B.

S44°48'43"E (R)
0.86'

S49°01'21"E (R)

S28°28'00"E (R)

S33°14'33"E (R)

LOT 6

TR 29058

- Ⓐ Δ= 14°03'02"
R=36.00'
L=8.83'
- Ⓑ Δ= 15°46'48"
R=36.00'
L=9.91'
- Ⓒ Δ= 16°20'44"
R=36.00'
L=10.27'

ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS



File :G:\1999\99-0315\PUBLIC_UTILITY_EASEMENT.pro

CITY OF RIVERSIDE

63.8

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.

SHEET 1 OF 1

W.O.
99-315

SCALE: 1" = 50'

DRWN BY AS DATE 8/6/02
CHKD BY ALW DATE 8/6/02

SUBJECT: PUBLIC UTILITY EASEMENT

14970

09/28/2002 08:09A
 5 of 6

