

When recorded mail to:

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

**DOC # 2001-147303**

04/09/2001 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)

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Project: **Tract 29088**  
**Riverwalk / Collett**

D - 14684



**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **GHG RIVERWALK, LLC, a California Limited Liability Company** 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 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,

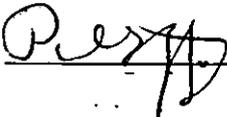
agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said **sanitary sewer facilities**.

Dated 2/2/01

**GHG Riverwalk, LLC, a California Limited Liability Company**

**By: The Griffin Homebuilding Group, LLC,  
a Delaware Limited Liability Company  
Its: Managing Member**

**By: Griffin Industries, Inc., a California Corporation  
Its: Managing Member**

By: 

or

(2)



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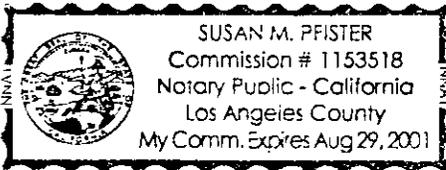
GENERAL ACKNOWLEDGEMENT

State of California  
County of Los Angeles } ss

On 3/2/01 before me Susan M. Pfister  
(date) (name)

a Notary Public in and for said State, personally appeared  
Paul S. 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.

Susan M. Pfister  
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- Corporate Officer(s)  
Title President
- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- ( ) Other
- ( ) Partner(s)
- ( ) General
- ( ) Limited

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

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 3/27/01

APPROVED AS TO FORM  
Ernest M. Henderson 3-22-01  
129088swr SUPERVISING DEPUTY CITY ATTORNEY

[Signature]  
Real Property Services Manager of the  
CITY OF RIVERSIDE



14684

**EXHIBIT "A"**

That portion of Lot 15 of Tract 29058 as shown by map on file in Book 289, at Pages 27 through 36, inclusive thereof, Records of Riverside County, California, being a strip of land 20.00 feet in width, lying 10.00 feet on each side of the following described centerline.

Commencing at the centerline intersection of Riverwalk Parkway and Collett Avenue, as shown on said Tract 29058;

Thence North 57°57'50" East along the centerline of said Collett Avenue, a distance of 142.05 feet to an angle point thereon;

Thence North 57°54'10" East along said centerline of Collett Avenue, a distance of 21.72 feet to a point thereon;

Thence North 32°05'50" West at a right angle to said centerline of Collett Avenue, a distance of 50.07 feet for the TRUE POINT OF BEGINNING, said point being on the northwesterly right-of-way line of said Collett Avenue;

Thence North 32°05'50" West, a distance of 154.93 feet;

Thence North 57°54'10" East, a distance of 611.49 feet to the end of this centerline description.

The sidelines of said strip of land shall be prolonged or shortened as to terminate in the easterly or southerly lines of said Lot 15.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb

Matthew E. Webb, L.S. 5529

1/8/01

Date



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

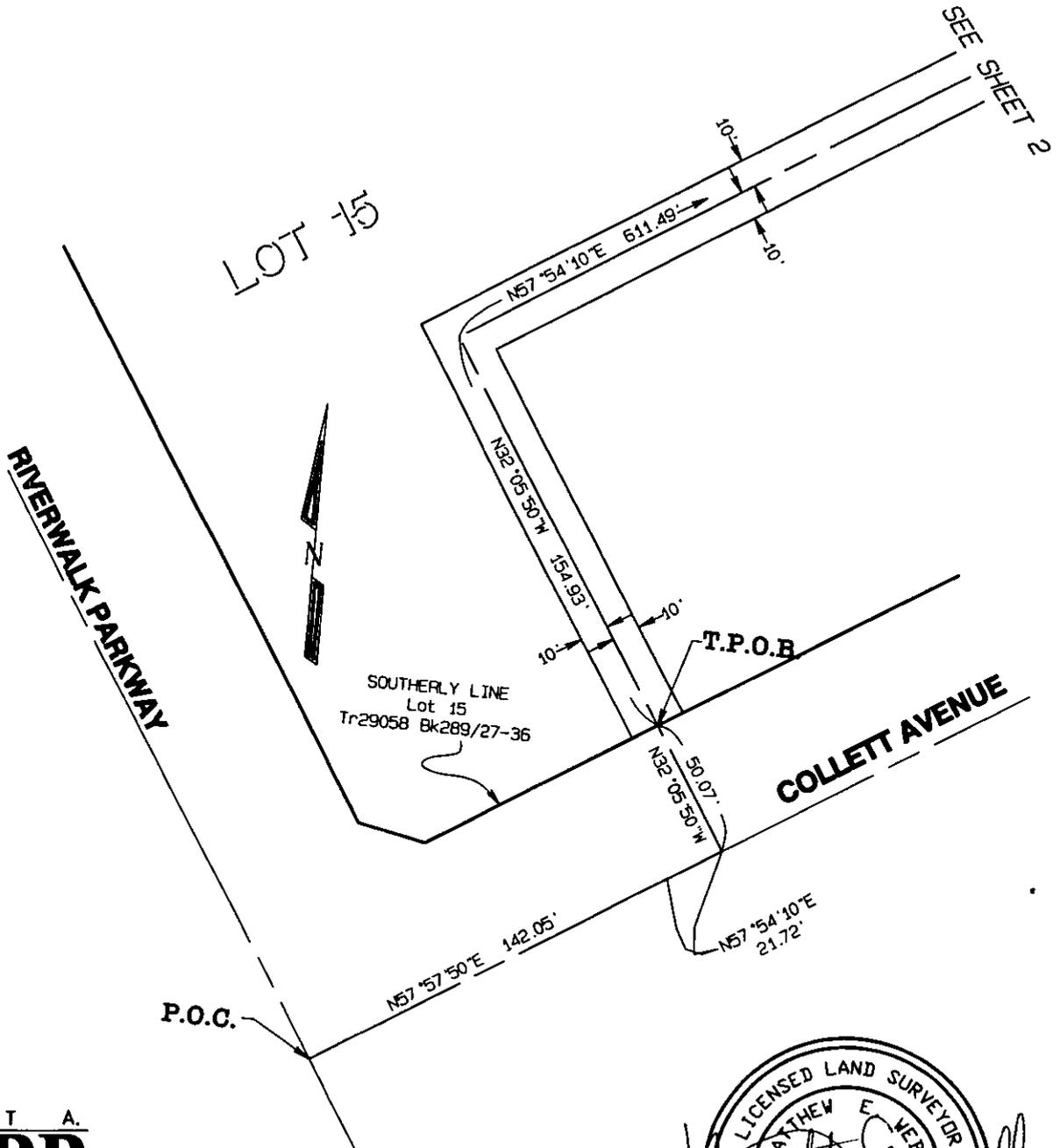
DESCRIPTION APPROVAL 1/11/01

Walter R. Inye by ---  
SURVEYOR, CITY OF RIVERSIDE



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# EXHIBIT "B"



0091-17-000  
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ALBERT A.  
**WEBB**  
 ASSOCIATES  
 ENGINEERING CONSULTANTS  
 3788 McCRAY ST.  
 RIVERSIDE CA. 92506  
 (909) 686-1070

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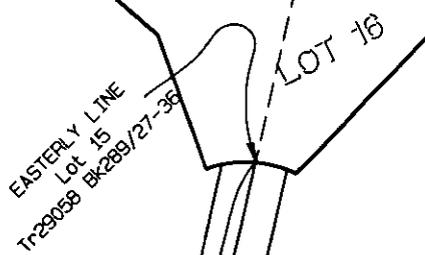


## CITY OF RIVERSIDE

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 2	W.O. 99-0381
SCALE: 1"= 60'	DRWN BY <u>ME</u> DATE <u>01-08-01</u> CHKD BY <u>[Signature]</u> DATE <u>1-8-01</u>	SUBJECT: SEWER EASEMENT	
		14684	

# EXHIBIT "B"

TRACT 29058  
M.B. 289/27-36  
LOT 15

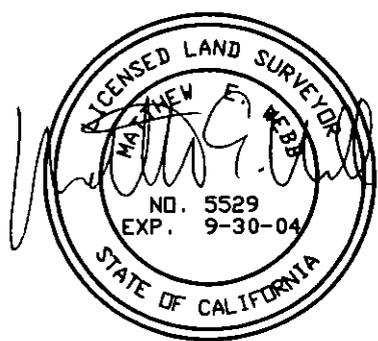


COLLETT AVENUE



N57°54'10"E 611.49'

SEE SHEET 1



ALBERT A.  
**WEBB**  
ASSOCIATES  
ENGINEERING CONSULTANTS  
3788 McCRAY ST.  
RIVERSIDE CA. 92506  
(909) 686-1070

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## CITY OF RIVERSIDE

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78-4

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. SHEET 2 OF 2 W.O. 99-0381

SCALE: 1" = 60'    DRWN BY MEW DATE 01-08-01    SUBJECT: SEWER EASEMENT    14684  
CHKD BY MEW DATE 1-8-01

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