

DOC # 2002-165498

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Recorded in Official Records

County of Riverside

Gary L. Orso

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)

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FOR RECORDER'S OFFICE USE ONLY

Project: *Tract 29087-1*
Offsite Sewer Easements

D - 14870

EASEMENT

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

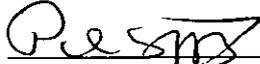
property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said **sanitary sewer facilities**.

Dated March 21, 2002

**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: 
Paul E. Griffin, III, President



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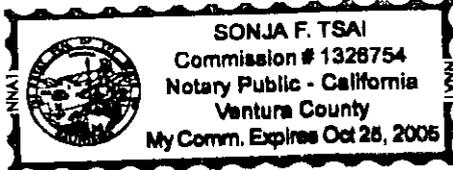
GENERAL ACKNOWLEDGEMENT

State of California
County of Los Angeles }^{ss}

On March 21, 2002 before me Sonja F. Tsai
(date) (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.

Sonja F. Tsai
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 3/27/02

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

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

BY Kristi Smith
Deputy City Attorney

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EXHIBIT "A"

THOSE PORTIONS OF LOT 13, TRACT NO. 29058 IN THE CITY OF RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 289, PAGES 27 THROUGH 36 INCLUSIVE, RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA BEING A STRIP OF LAND 15 FEET IN WIDTH, THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STRIP 1

COMMENCING AT THE MOST EASTERLY CORNER OF LOT 13, SAID CORNER ALSO BEING ON THE SOUTHWESTERLY RIGHT OF WAY OF GOLDEN AVENUE, 84.00 FEET WIDE, AS SHOWN ON TRACT 29058;

THENCE NORTH 34°17'49" WEST ALONG THE EASTERLY LINE OF SAID LOT 13 (ALSO BEING SAID SOUTHWESTERLY RIGHT OF WAY OF GOLDEN AVENUE), A DISTANCE OF 105.08 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 57°54'03" WEST A DISTANCE OF 82.98 FEET;

THENCE NORTH 32°05'57" WEST A DISTANCE OF 109.00 FEET;

THENCE SOUTH 57°54'03" WEST A DISTANCE OF 127.36 FEET;

THENCE NORTH 75°12'19" WEST A DISTANCE OF 55.28 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A";

THENCE SOUTH 36°56'28" WEST A DISTANCE OF 65.71 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B";

THENCE NORTH 89°44'51" WEST A DISTANCE OF 104.96 FEET;

THENCE NORTH 82°09'58" WEST A DISTANCE OF 159.50' TO THE TERMINUS OF SAID HEREIN DESCRIBED STRIP OF LAND.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED TO TERMINATE ON SAID SOUTHWESTERLY LINE OF GOLDEN AVENUE.

STRIP 2

BEING A STRIP OF LAND 15.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT ABOVE DESCRIBED POINT "A";

THENCE NORTH 11°40'18" WEST, A DISTANCE OF 16.15 FEET TO THE TERMINUS OF SAID HEREIN DESCRIBED STRIP OF LAND.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN ABOVE DESCRIBED STRIP 1.



STRIP 3

BEING A STRIP OF LAND 15.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT ABOVE DESCRIBED POINT "B";

THENCE SOUTH 32°05'57" EAST, A DISTANCE OF 8.03 FEET TO THE TERMINUS OF SAID HEREIN DESCRIBED STRIP OF LAND.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN ABOVE DESCRIBED STRIP 1.

DAVID EVANS AND ASSOCIATES, INC.

Randall Lee Ward 3-7-02
RANDALL LEE WARD DATE
P.L.S. NO. 7653, EXPIRES 12/31/04



DESCRIPTION APPROVAL 3/15/02
Walter R. Inye by —
SURVEYOR, CITY OF RIVERSIDE
for

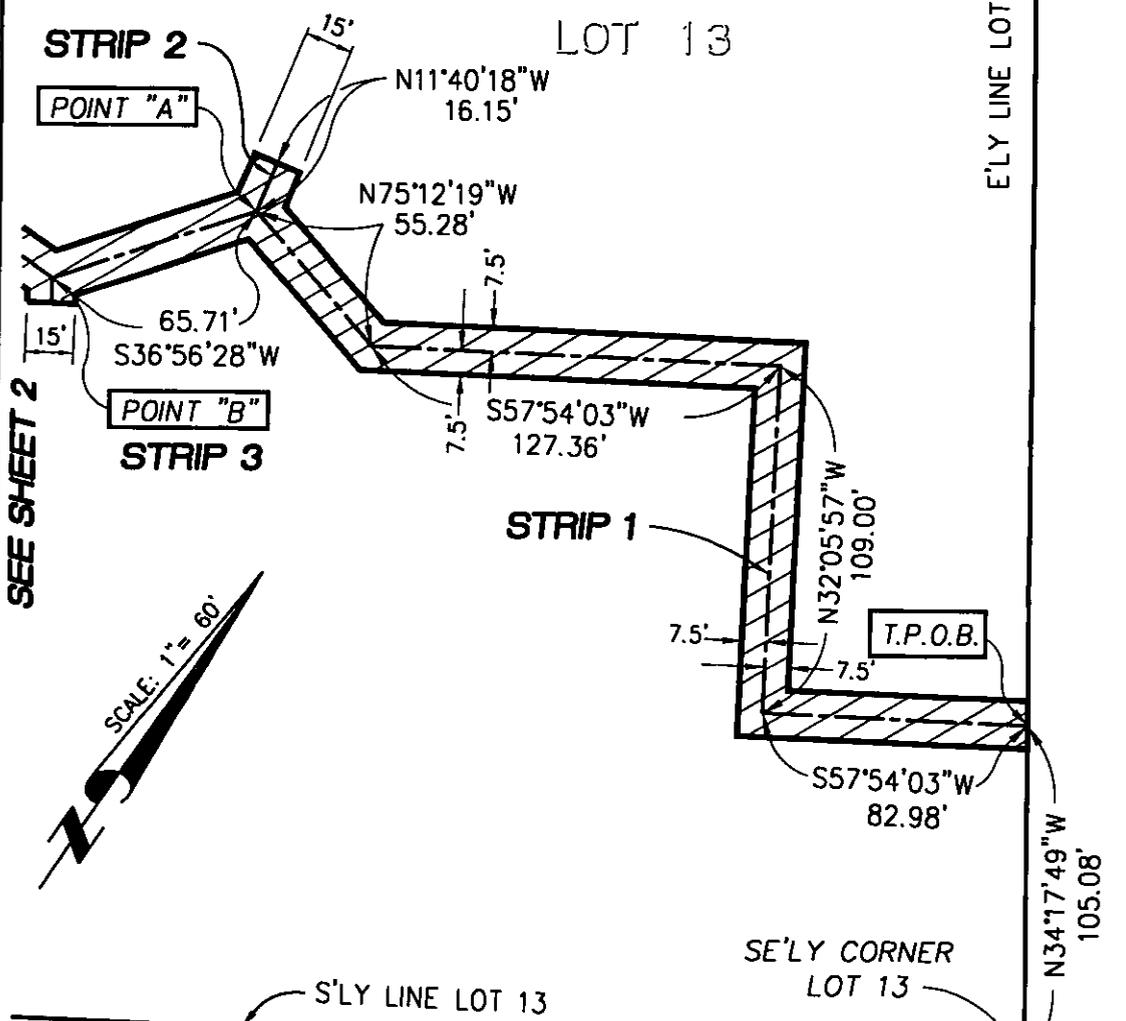


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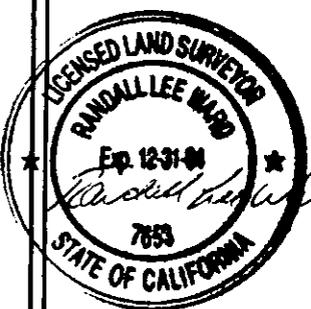
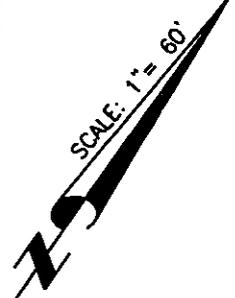
TRACT NO. 29058

MB 289/27-36

LOT 13



SEE SHEET 2



LOT 17

INDICATES EASEMENT AREA

DAVID EVANS AND ASSOCIATES INC.
800 NORTH HAVEN AVENUE, SUITE 300
ONTARIO, CALIFORNIA 91764
TEL: (909) 481-5750
FAX: (909) 481-5757

EXHIBIT "B"

RIVERSIDE COUNTY, CALIFORNIA
CITY OF RIVERSIDE
15' WIDE SEWER LINE EASEMENT

CLIENT: GRIFFIN INDUSTRIES

| | |
|-----------|----------|
| SHEET NO. | 1 OF 2 |
| JOB NO. | GRIF0001 |
| DRAWN BY: | SLB |
| DATE: | 03-05-02 |
| SCALE: | 1" = 60' |



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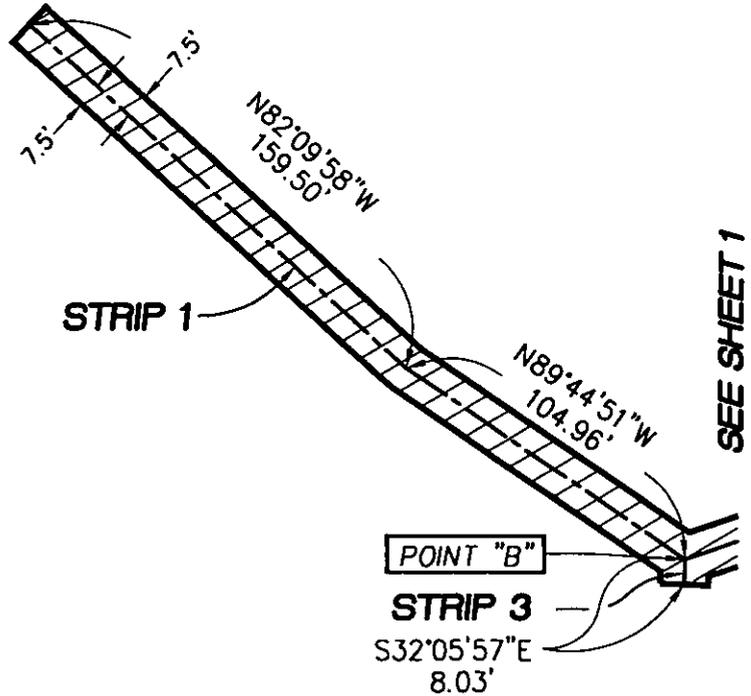
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TRACT NO. 29058

MB 289/27-36

SCALE: 1" = 60'

LOT 14



SEE SHEET 1

POINT "B"
 STRIP 3
 S32°05'57"E
 8.03'

LOT 13



LOT 17

INDICATES EASEMENT AREA



DAVID EVANS
 AND ASSOCIATES INC.
 800 NORTH HAVEN AVENUE, SUITE 300
 ONTARIO, CALIFORNIA 91764
 TEL: (909) 481-5750
 FAX: (909) 481-5757

EXHIBIT "B"

RIVERSIDE COUNTY, CALIFORNIA
 CITY OF RIVERSIDE
 15' WIDE SEWER LINE
 EASEMENT

CLIENT:
 GRIFFIN INDUSTRIES

| | |
|-----------|----------|
| SHEET NO. | 2 OF 2 |
| JOB NO. | GRIF0001 |
| DRAWN BY: | SLB |
| DATE: | 03-05-02 |
| SCALE: | 1" = 60' |



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