

When recorded mail to:

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

DOC # 2003-074601

01/31/2003 08:00A Fee:NC

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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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FOR RECORDER'S OFFICE USE ONLY

Project: *Tract 28728-2*  
*Cresthaven Drive*



D - 15059

**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **SANDA GROUP, a California Limited Partnership**, 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 **storm drain 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 **storm drain facilities**.

Dated 1/23/2003

**Sanda Group, a California limited Partnership,**

**By: Handa Development Corp., a California Corporation as General Partner**

By: Yang-Chang Hong  
**Mei-Jen/Liu Hong, President**  
YANG-CHANG HONG,

**GENERAL ACKNOWLEDGEMENT**

State of California  
County of Riverside SS

On Jan. 23, 2003, before me Audra J. Berry

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/het/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.

Audra J. Berry  
(signature)

**OPTIONAL SECTION**

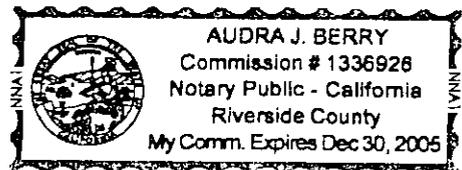
CAPACITY CLAIMED BY SIGNER

( ) 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.

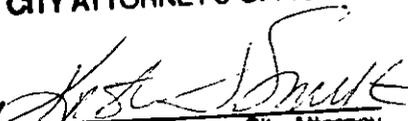
Dated 1/31/03



Real Property Services Manager of the  
City of Riverside

TR287282

APPROVED AS TO FORM  
CITY ATTORNEYS OFFICE

BY   
Deputy City Attorney



2003-074601  
01/31/2003 09:06A  
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EXHIBIT 'A'

DRAINAGE EASEMENT

THAT PORTION OF THE NORTH FOUR ACRES OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, T.3S., R.5W., SAN BERNARDINO BASE AND MERIDIAN, SAID PARCEL ALSO SHOWN AS PORTION OF ELYSIAN HEIGHTS TRACT NO. 2 BY MAP ON FILE IN BOOK 5 PAGE 149 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, T.3S., R.5W., SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF THE NORTH FOUR ACRES OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, POINT OF BEGINNING ALSO BEING THE NORTHWESTERLY CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1;

THENCE S0°31'21"W, ALONG THE EASTERLY LINE OF THE NORTH FOUR ACRES OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1 ALSO BEING ALONG THE WESTERLY LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 68.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, AND HAVING A RADIUS OF 48.00 FEET, A RADIAL LINE TO SAID POINT BEARS S0°31'21"W, SAID POINT ALSO BEING THE POINT OF BEGINNING OF PARCEL TO BE DESCRIBED;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°40'56" AN ARC DISTANCE OF 7.27 FEET;

THENCE S30°31'21"W A DISTANCE OF 39.10 FEET;

THENCE N59°28'39"W A DISTANCE OF 12.00 FEET;

THENCE N30°31'21"E A DISTANCE OF 32.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 48.00 FEET, A RADIAL LINE TO SAID POINT BEARS S8°29'54"W;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 7°58'33" AN ARC DISTANCE OF 6.68 TO THE POINT OF BEGINNING

PARCEL CONTAINS 0.01 ACRES, MORE OR LESS.

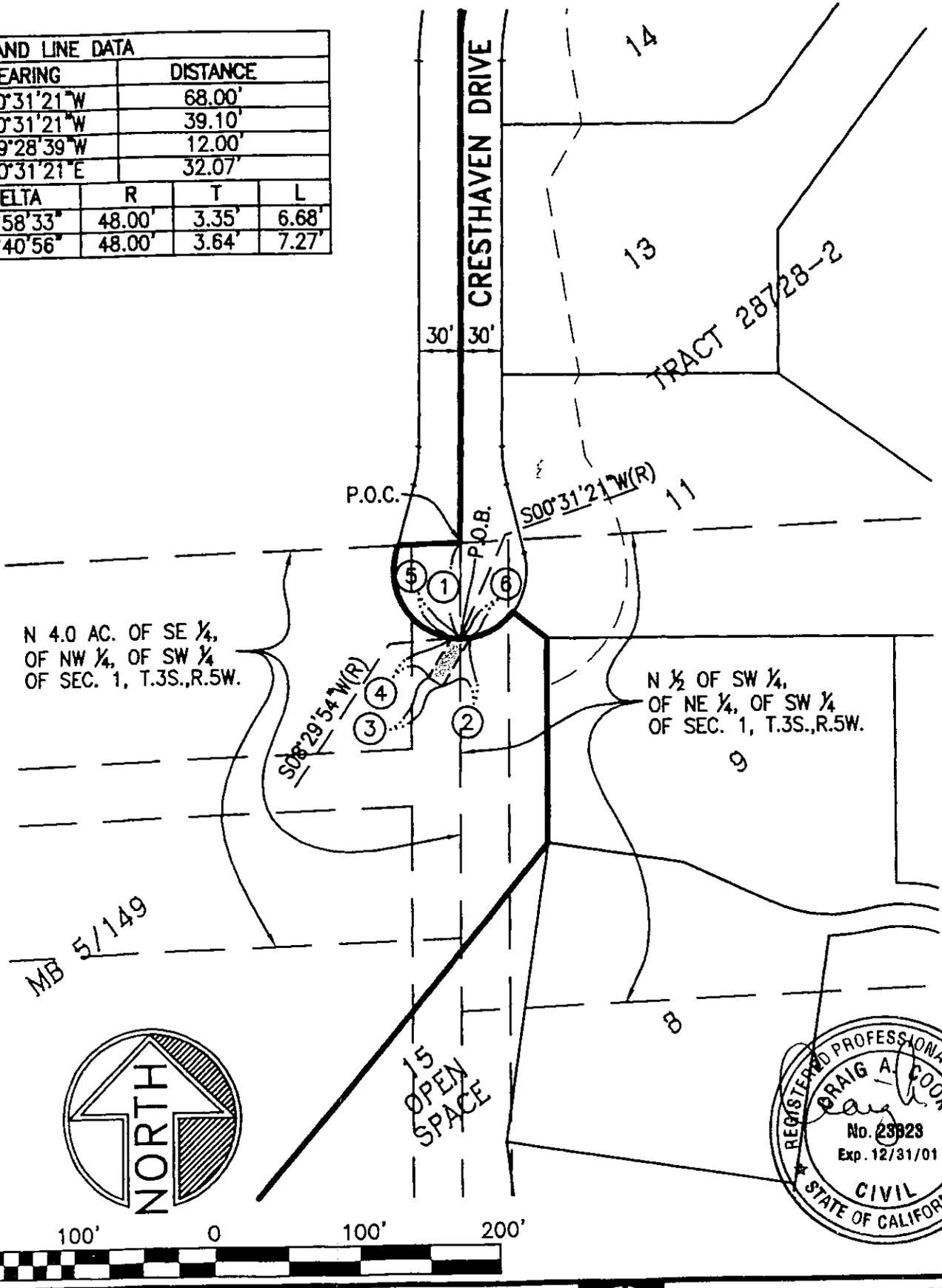
DESCRIPTION APPROVAL 1/17/03  
Walter R. Finc by       
SURVEYOR, CITY OF RIVERSIDE





2003-074601  
01/31/2003  
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CURVE AND LINE DATA				
○	BEARING	DISTANCE		
1	S00°31'21"W	68.00'		
2	S30°31'21"W	39.10'		
3	N59°28'39"W	12.00'		
4	N30°31'21"E	32.07'		
○	DELTA	R	T	L
5	07°58'33"	48.00'	3.35'	6.68'
6	08°40'56"	48.00'	3.64'	7.27'



CITY OF RIVERSIDE, CALIFORNIA			GABEL, COOK & BECKLUND	
DRAINAGE EASEMENT CRESTHAVEN DRIVE - TRACT 28728-2			CIVIL ENGINEERS	LAND SURVEYORS
DATE: MAR. 2001		125 West La Cadena Drive, Suite A, Riverside, CA 92501 Telephone (909) 788-8092 Facsimile (909) 788-5184		55.7
SCALE: 1"=100'		PLAT-ESMT-DRAINAGE-CREST.DWG		15059
		W.O. 998		SHT 1 OF 1 SHT