

When recorded mail to:

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

DOC # 2007-0678343

11/07/2007 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records

County of Riverside

Larry W. Ward

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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			5						
M	A	L	465	426	PCOR	NCOR	SME	NCHG	EXAM
NCHG CC									513

Project: PM33246
APN: 263-290-005, 010 & 046
Address:

D- 16118



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged **SYCAMORE III, LLC a California limited liability company** as Grantor(s), grant(s) 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 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.

Date: 10/22/07

SYCAMORE III, LLC
a California limited liability company

By: Ray Magnon
Ray Magnon
Its: Manager

GENERAL ACKNOWLEDGEMENT

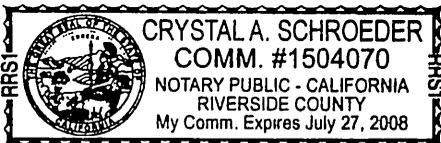
State of California }
County of Riverside } ss

On Oct. 22, 2007, before me Crystal A. Schroeder
(date) (name)

a Notary Public in and for said State, personally appeared

Ray Magnon
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.

Crystal A. Schroeder
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:



2007-0678343
11/07/2007 08 00A
2 of 5

**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. 21027 of said City Council adopted September 6, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

DATED 11/6/07

CITY OF RIVERSIDE

By: Amelia M. Valeri

Title: Real Property Manager

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

[Signature]
Deputy City Attorney



2007-0678343
11/07/2007 08 00A
3 of 5

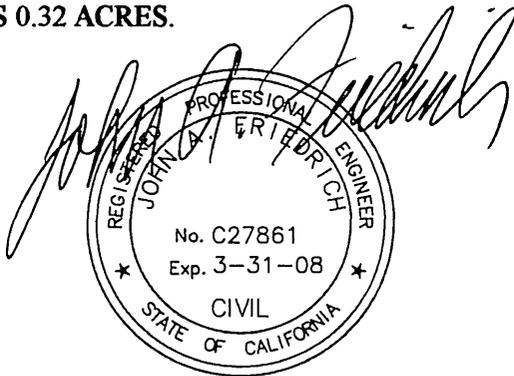
EXHIBIT "A"

SEWER EASEMENT DESCRIPTION

BEING A PORTION OF PARCELS 4, 5 AND 7 OF PARCEL MAP NO. 33246, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN PARCEL MAP BOOK 220 PAGES 11 THROUGH 17 INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 7; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 7, NORTH 00° 09' 20" WEST 633.84 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE LEAVING SAID WESTERLY LINE SOUTH 89°50' 40" WEST 15.00 FEET; THENCE PARALLEL WITH AND 15.00 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM SAID WESTERLY LINE, NORTH 00° 09' 20" WEST 180.26 FEET; THENCE EASTERLY PARALLEL WITH AND 24.00 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID PARCEL 7, NORTH 89° 50' 40" EAST 498.16 FEET TO THE CENTERLINE OF THAT CERTAIN EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED JANUARY 9, 1987 AS INSTRUMENT NO. 5774 OF OFFICAL RECORDS OF SAID COUNTY, BEING A NON-TANGENT CURVE CONCAVE NORTH EASTERLY HAVING A RADIUS OF 1195.00 FEET, A RADIAL BEARING OF SAID CURVE TO SAID POINT BEARS SOUTH 67° 28' 24" WEST; THENCE SOUTH EASTERLY ALONG SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 02° 24' 19" AN ARC LENGTH OF 50.16 FEET; THENCE LEAVING SAID CENTERLINE ON A RADIAL BEARING OF SOUTH 65° 04' 05" WEST 20.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH THE AFOREMENTIONED CENTERLINE, HAVING A RADIUS OF 1215.00 FEET; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE THROUGH A CENTRAL ANGLE OF 01° 46' 19" AN ARC LENGTH OF 37.58 FEET TO A LINE WHICH IS PARALLEL WITH AND 20.00 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM THAT CERTAIN LINE AFOREMENTIONED HAVING A BEARING AND DISTANCE OF "NORTH 89° 50' 40" EAST 498.16 FEET"; THENCE ALONG SAID PARALLEL LINE, SOUTH 89° 50' 40" WEST 464.84 FEET TO A LINE WHICH IS PARALLEL WITH AND 5.00 FEET EASTERLY MEASURED AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID PARCEL 7; THENCE ALONG SAID PARALLEL LINE, SOUTH 00° 09' 20" EAST 160.26 FEET TO A LINE WHICH BEARS NORTH 89° 50' 40" EAST AND PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE ALONG SAID LINE, SOUTH 89° 50' 40" WEST 5.00 FEET TO SAID TRUE POINT OF BEGINNING OF THE DESCRIPTION.

SAID EASEMENT CONTAINS 0.32 ACRES.



10-19-07

DESCRIPTION APPROVAL

BY: [Signature] 10/29/07
DATE

FOR: MARK S. BROWN
CITY SURVEYOR



2007-0678343
11/07/2007 08 00A
4 of 5

1611B

PAR 5
P.M.B. 220/11-17

PAR 4
P.M.B. 220/11-17

N00°09'20"W
633.84'

N00°09'20"W
180.26'

S00°09'20"E
160.26'

W'LY LINE OF PAR. 7

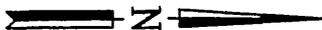
SOUTHWEST COR.
PAR. 7 P.M. 33246
P.M.B. 220/11-17

P.M. 33246

PAR 7
P.M.B. 220/11-17

LINE/CURVE DATA

- ① S89°50'40"W 15.00'
- ② Δ=02°24'19" R=1195.00' L=50.16' T=25.09'
- ③ S65°04'05"W 20.00' (RAD)
- ④ Δ=01°46'19" R=1215.00' L=37.58' T=18.79'
- ⑤ S89°50'40"W 5.00'



20.00' EASEMENT FOR SANITARY SEWER
PURPOSES TO THE CITY OF RIVERSIDE

S89°50'40"W 464.84'

N89°50'40"E 498.16'

N89°50'40"E 395.00'

N'LY LINE OF PARCEL 7

PAR 6
P.M.B. 220/11-17

S66°50'25"W
(RAD)

N56°03'50"E
158.24'

S67°28'24"W
(RAD)

EXIST. 48' S

10.00' SEWER ESMT.
IN FAVOR OF CITY OF
RIVERSIDE REC. 1/9/87
PER INST. NO. 5774 O.R.

R/W

SYCAMORE CANYON BLVD

CITY OF RIVERSIDE, CALIFORNIA

This plat is solely an aid in locating the parcel described in the attached document. It is not part of the written description therein.

Sheet 1 of 1

Scale: 1"=80'



2007-0678343
11/07/2007 08:00A
5 of 5

75-2

16118