

DOC # 2004-0144130

03/02/2004 08:00A Fee:NC

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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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Project: P03-1378 LLA

A.P.N. 189-043-026, 027 & 028

**D - 15289**

GRANT OF EASEMENT



MICHAEL A. BROWN and ELAINE L. BROWN, Trustees of the BROWN FAMILY TRUST, dated September 25, 2002, as to an undivided one-half interest, and MARK COATE, an unmarried man, as to an undivided one-half interest, as Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do 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.



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Dated 1.29.04

**MICHAEL A. BROWN and ELAINE L. BROWN, Trustees of the BROWN FAMILY TRUST, dated September 25, 2002**

Michael A Brown  
**MICHAEL A. BROWN, Trustee**

Elaine L Brown  
**ELAINE L. BROWN, Trustee**

Mark Coate  
**MARK COATE**

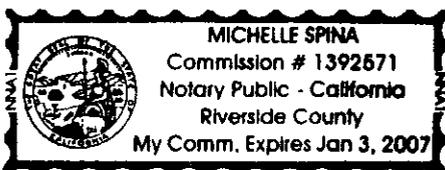
**GENERAL ACKNOWLEDGEMENT**

State of California  
County of Riverside } ss

On 1.29.04, before me Michelle Spina  
(date) (name)

a Notary Public in and for said State, personally appeared  
Michael A Brown, Elaine L. Brown & Mark Coate  
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]  
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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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**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. 20534 of said City Council adopted September 23, 2003, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 2/9/04

**CITY OF RIVERSIDE**

By Mel [Signature]

Administrative Services Manager

P03-1378 - JASMINE & COLUMBUS.DOC

APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

[Signature]  
Deputy City Attorney

**EXHIBIT "A"**

**DEDICATION**

Being a portion of Lots 19, 20 and 21 in Block 18, Tract No. 3 in Riverview Addition, as shown by map on file in Book 7 of Maps at Page 5 thereof, records of Riverside County, California, described as follows:

**BEGINNING** at the Southwesterly corner of Lot 19, as shown on said Tract No. 3, Riverview Addition;

THENCE North 00°07'06" East along the Westerly line of said Lot 19 and the Easterly right of way line of Jasmine Street (25.00 feet in half width), a distance of 156.36 feet to the Northwesterly corner of said Lot 19, said point being on a curve, concave Southeasterly, having a radius of 1402.69 feet, to which point a radial line bears North 18°58'47" West;

THENCE Northeasterly along the Northerly line of said Lots 19, 20 and 21 said line also being the Southeasterly right of way of Columbus Avenue (30.00 feet in half width), through a central angle of 06°22'26", an arc distance of 156.04 feet to the Northeast corner of said Lot 21, to which point a radial line bears North 12°36'21" West;

THENCE South 00°07'06" West along said East line of Lot 21, a distance of 3.08 feet to a point on a line lying 3.00 feet Southeasterly of and parallel with said Southeasterly right of way line of Columbus Avenue, said point also being the beginning of a non-tangent curve, concave to the Southeast, having a radius of 1399.69 feet, to which point a radial line bears North 12°38'01" West;

THENCE Southwesterly along said curve and parallel with the Southeasterly right of way line of Columbus Avenue, through a central angle of 05°34'08", an arc distance of 136.04 feet, to which point a radial line bears North 18°12'09" West;

THENCE South 35°56'47" West, a distance of 18.74 feet to a point lying 8.00 feet Easterly of and parallel with the Westerly line of said Lot 19;

THENCE South 00°07'06" West and parallel with the Westerly line of said Lot 19, a distance of 144.43 feet to a point on the Southerly line of said Lot 19;

THENCE North 89°52'54" West along said Southerly line of Lot 19, a distance of 8.00 feet to the **POINT OF BEGINNING**.

Containing 0.04 acres, more or less.

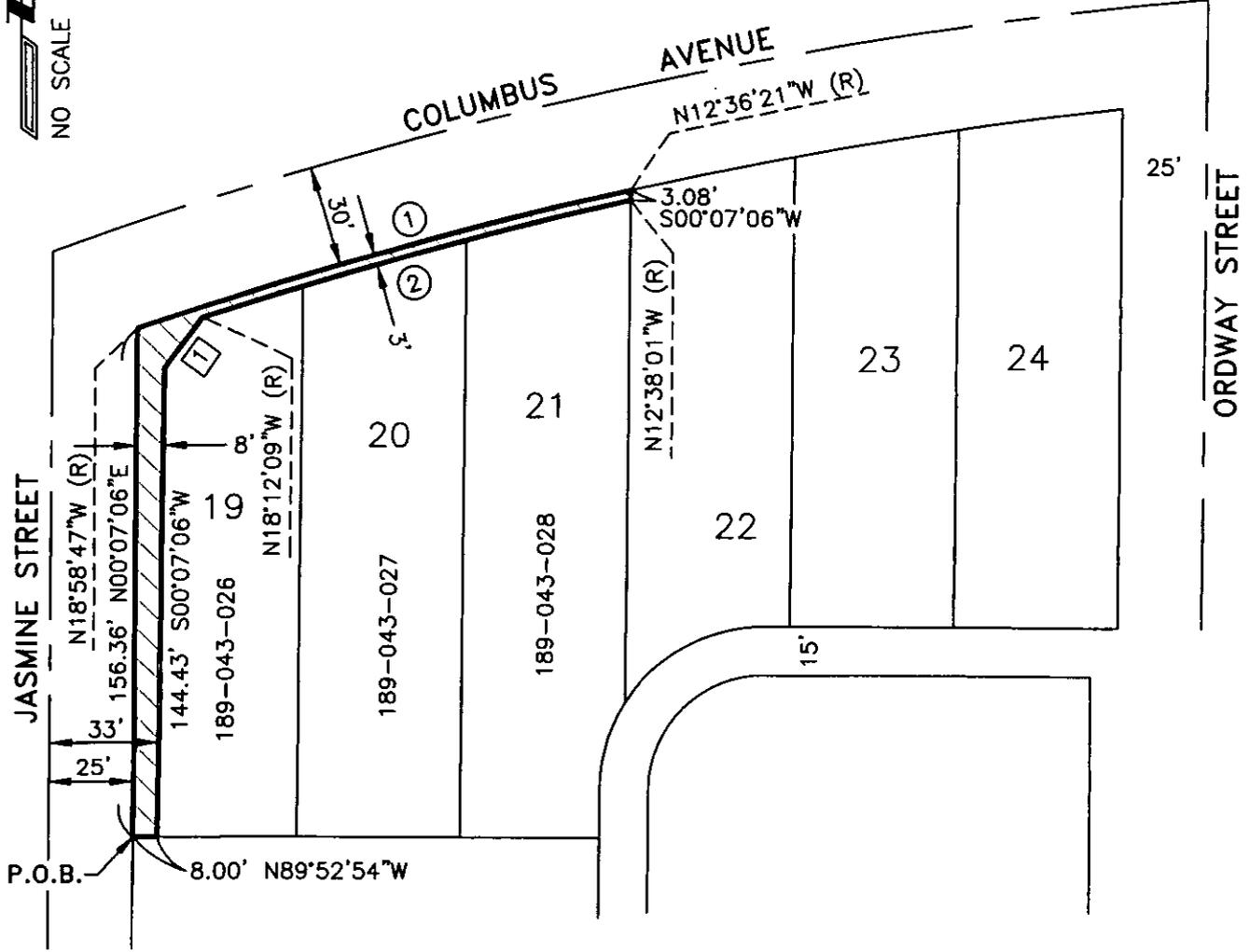
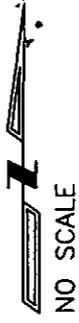
SEE PLAT ATTACHED HERETO AS EXHIBIT "B"

Prepared under the Supervision of:

Allen W. Martin, PLS 5306, Expires 12-31-05



DESCRIPTION APPROVAL 1/21/05  
 SURVEYOR, CITY OF RIVERSIDE by



BLOCK 18  
 M.B. 7/5  
 TRACT NO. 3  
 RIVERVIEW ADDITION

**LINE DATA:**

① 18.74' S35°56'47"W

**CURVE DATA:**

① Δ = 06°22'26" R=1402.69' L=156.04'

② Δ = 05°34'08" R=1399.69' L=136.04'



Sheet: 1 OF 1
Date: JANUARY 2004
W.O. 21183

# EXHIBIT "B"

Southland Engineering  
 2200 BUSINESS WAY, Ste. 100  
 RIVERSIDE, CA. 92501  
 (909) 788-8488

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