



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: P05-0778
APN: 257-050-004, 006,
257-100-001, 005, 006 & 010

D

15707



GRANT OF EASEMENT

Highgrove 132, LLC, a Limited Liability Company, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does 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.

Dated 12/1/05

Highgrove 132, LLC
a Limited Liability Company

By: [Signature]

By: [Signature]

Print Name: RUFUS C. BARKLEY, III

Print Name: DARRELL C. BUTLER

Title: CO - GENERAL MANAGER

Title: CO - GENERAL MANAGER

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } SS

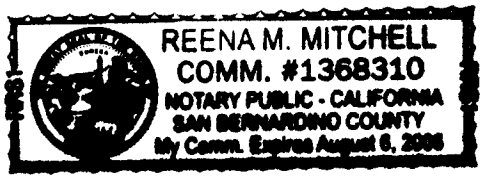
On December 1, 2005 before me Reena M. Mitchell
(date) (name)

a Notary Public in and for said State, personally appeared
Rufus C. Barkley III & Darrell A. Butler
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



2006-0245563
04/06/2006 08:00A
2 of 5

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

DATED 3/23/06

CITY OF RIVERSIDE

By: Amelia M. Valini
Real Property Manager

**APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE**

BY: Mark Parsons
Deputy City Attorney



2006-0245563
04/06/2006 08:00A
3 of 5

EXHIBIT "A"
RIGHT-OF-WAY DEDICATION - PALMYRITA AVENUE

SHEET 1 OF 2

LEGAL DESCRIPTION

PARCEL "A"

BEING A PORTION OF LOT 13 OF THE VIVIENDA RANCH, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 2, PAGE 39, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE MERIDIAN, SAID CORNER ALSO BEING THE CENTERLINE INTERSECTION OF PALMYRITA AVENUE AND MOUNT VERNON AVENUE; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SECTION 16 AND SAID CENTERLINE OF PALMYRITA AVENUE SOUTH 89°54'44" EAST A DISTANCE OF 82.80 FEET TO THE NORTHWEST CORNER OF LOT 13 OF SAID VIVIENDA RANCH, SAID CORNER ALSO BEING THE "TRUE POINT OF BEGINNING";

THENCE CONTINUING SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF SECTION 16, (SAID SECTION LINE ALSO BEING IN COMMON WITH SAID CENTERLINE OF PALMYRITA AVENUE AND THE NORTHERLY LINE OF SAID LOT 13), SOUTH 89°54'44" EAST A DISTANCE OF 883.88 FEET; THENCE SOUTH 55°00'44" EAST 76.90 FEET TO A POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND 44 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES TO SAID NORTHERLY LINE OF SECTION 16; THENCE NORTHWESTERLY PARALLEL WITH SAID NORTHERLY LINE OF SECTION 16 AND THE CENTERLINE OF PALMYRITA AVENUE, NORTH 89°54'44" WEST 971.91 FEET; THENCE SOUTH 39°20'46" WEST 37.76 FEET; THENCE SOUTH 84°44'11" WEST 3.26 FEET TO THE WESTERLY LINE OF SAID LOT 13; THENCE ALONG SAID WESTERLY LINE NORTH 35°24'16" EAST A DISTANCE OF 90.13 FEET TO THE "TRUE POINT OF BEGINNING".

CONTAINING 0.943 ACRES.

PARCEL "B"

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 16, IN TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE & MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING NORTHWESTERLY OF LOT 13 OF VIVIENDA RANCH, AS SHOWN BY MAP FILED IN MAP BOOK 2, PAGE 39, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE MERIDIAN, SAID CORNER ALSO BEING THE CENTERLINE INTERSECTION OF PALMYRITA AVENUE AND MOUNT VERNON AVENUE; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SECTION 16 AND SAID CENTERLINE OF PALMYRITA AVENUE SOUTH 89°54'44" EAST A DISTANCE OF 82.80 FEET TO THE NORTHWEST CORNER OF LOT 13 OF SAID VIVIENDA RANCH; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID VIVIENDA RANCH, SOUTH 35°24'16" WEST 142.96 FEET TO THE WESTERLY LINE OF SAID SECTION 16; THENCE ALONG SAID WESTERLY LINE OF SECTION 16, NORTH 00°00'42" EAST, 116.65 FEET TO THE "TRUE POINT OF BEGINNING".

CONTAINING 0.111 ACRES.

SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

R. B. ENGINEERING
VIVIENDA RANCH
PALMYRITA AVE. DEDICATION
DATE 08/06
W08 08-077

Mark P. Pfeiler
MARK P. PFEILER L.S. 5959 DATE 3/28/06
EXPIRES: 12-31-06



DESCRIPTION APPROVAL:

DATE
BY: *[Signature]*

FOR: MARK S. BROWN
CITY ENGINEER

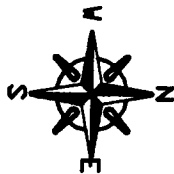


2006-0245563
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4 of 5

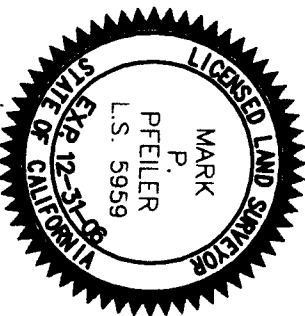
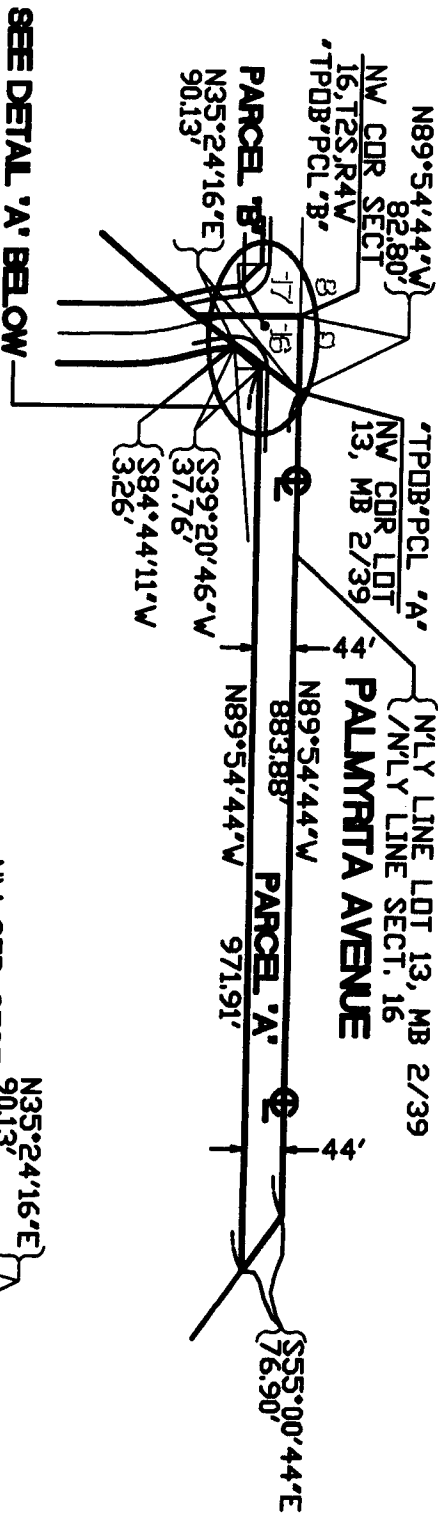
15707

EXHIBIT "B"
RIGHT-OF-WAY DEDICATION - PALMYRITA AVENUE

SHEET 2 OF 2



SCALE: 1"=200'



MARK P. PFEIFFER L.S. 5959
EXPIRES: 12-31-06

3/28/06
DATE

W/LY LINE OF LOT 13 AND
W/LY LINE OF VIVIENDA
RANCH, MB 2/39

R. B. ENCINIANO
VIVIENDA RANCH
PALMYRITA AVE. DEDICATION

DATE: 08/08
WOF: 08-077

84T 2 OF 2

DETAIL 'A'
SCALE: 1"=80'

