

When recorded mail to:

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

DOC # 2007-0074081

01/31/2007 08:00A Fee:NC

Page 1 of 9

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
1			1						1
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
									J26

Project: Center Street Extension
A Portion of APN: 246-081-003 & 016

D - 15937

T
035

T2A - 009 - 106

G R A N T E A S E M E N T

RAMON C. AGUILAR and NORMA G. AGUILAR, husband and wife as community property, as to an undivided one-half interest and RAFAEL AGUILAR and MARIA AGUILAR, husband and wife as community property, as to an undivided one-half interest, as tenants in common, 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 a portion of 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, and can have so long as it is used for purposes described above. A legal description of this Easement (Easement legal description) is attached hereto as **Exhibit "B"** and further depicted on **Exhibit "C"** (Plat Map) attached hereto.

15937

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of SAN DIEGO } ss.

On AUG 15, 2006, before me, J. METHOT, NOTARY PUBLIC
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared RAFAEL AGUILAR AND MARIA AGUILAR
Name(s) of Signer(s)

personally known to me

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.



Place Notary Seal Above

WITNESS my hand and official seal.

J. Methot
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: GRANT EASEMENT

Document Date: 8/15/06 Number of Pages: 2

Signer(s) Other Than Named Above: RAMON C. AGUILAR & NORMA G. AGUILAR

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

Dated 8/15/06

Ramon C. Aguilar
RAMON C. AGUILAR

Dated 8/15/06

Norma G. Aguilar
NORMA G. AGUILAR

Dated 8/15/06

Rafael Aguilar
RAFAEL AGUILAR

Dated 8/15/06

Maria Aguilar
MARIA AGUILAR

GENERAL ACKNOWLEDGEMENT

State of California }
County of SAN DIEGO } ss

On AUG. 15, 2006, before me J. METHOT
(date) (name)

a Notary Public in and for said State, personally appeared
RAMON C. AGUILAR AND NORMA G. AGUILAR
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.

J. Methot
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 §21027)**

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 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated 9/28/05

CITY OF RIVERSIDE

By: Josephine M. Vardian

Print Name: Josephine M. Vardian

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY Mark Parsons
Deputy City Attorney

9/28/05
A. S. G.

EXHIBIT "A"

PARCEL 1:

A PORTION OF LOT 3 OF THE ADDITION TO BANDINI DONATION AS RECORDED IN BOOK 1 PAGE 3 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF PLACENTIA ROAD AND THE CENTER LINE OF ORANGE STREET AS SHOWN ON SAID MAP OF ADDITION TO BANDINI DONATION; THENCE NORTH 24° 57' 51" EAST, 323.19 FEET;
THENCE ALONG THE CENTER LINE OF SAID ORANGE STREET NORTH 26° 59' 30" EAST 287.10 FEET;

THENCE LEAVING THE CENTER LINE OF SAID ORANGE STREET SOUTH 63° 00' 30" EAST 30.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID ORANGE STREET, SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1367.37 FEET, TO WHICH POINT A RADIAL LINE BEARS SOUTH 63° 00' 30" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE AND EASTERLY LINE OF SAID ORANGE STREET THROUGH CENTRAL ANGLE OF 05° 13' 48" AN ARC LENGTH OF 124.81 FEET TO WHICH POINT A RADIAL LINE BEARS SOUTH 68° 14' 18" EAST SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID CURVE AND EASTERLY LINE OF SAID ORANGE STREET THROUGH A CENTRAL ANGLE OF 08° 57' 42" AN ARC LENGTH OF 213.87 FEET TO WHICH POINT A RADIAL LINE BEARS SOUTH 77° 12' 00" EAST, SAID POINT ALSO BEING THE BEGINNING A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 70.00 FEET, TO WHICH POINT A RADIAL LINE BEARS NORTH 77° 12' 00" WEST;

THENCE ALONG SAID CURVE AND THE EASTERLY LINE OF SAID ORANGE STREET AND THE SOUTHERLY LINE OF WEST CENTER STREET THROUGH A CENTRAL ANGLE OF 68° 26' 08" AN ARC LENGTH OF 83.61 FEET TO WHICH POINT A RADIAL LINE BEARS NORTH 08° 45' 52" WEST, SAID POINT BEING A POINT ON THE CENTER LINE OF THE RIVERSIDE WATER COMPANY OLD CANAL RIGHT OF WAY;

THENCE LEAVING SAID CURVE, ALONG THE CENTER LINE OF SAID RIVERSIDE WATER COMPANY OLD CANAL RIGHT OF WAY, SOUTH 03° 41' 36" EAST 308.23 FEET;

THENCE LEAVING THE CENTER LINE OF SAID RIVERSIDE WATER COMPANY OLD CANAL RIGHT OF WAY AND THE EASTERLY LINE OF SAID LOT 3, NORTH 70° 29' 50" WEST 149.50 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 142 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 142;
THENCE SOUTH 29° 08' WEST, ON THE SOUTHEASTERLY LINE OF SAID LOT 142, 30 FEET;
SAID POINT BEING ON THE SOUTHWESTERLY LINE OF THAT CERTAIN RIGHT OF WAY CONVEYED TO THE COUNTY OF RIVERSIDE (NOW KNOWN AS CENTER STREET) BY DEEDS RECORDED NOVEMBER 13, 1935 IN BOOK 259 PAGE 119 AND FEBRUARY 14, 1936 IN BOOK 265 PAGE 361, BOTH OF OFFICIAL RECORDS;
THENCE NORTH 60° 52' WEST ALONG THE SOUTHWESTERLY LINE OF SAID RIGHT OF WAY 20 FEET BEING THE TRUE POINT OF BEGINNING;
THENCE SOUTH 29° 08' WEST, 145 FEET;
THENCE NORTH 60° 52' WEST, TO A POINT ON THE CENTER LINE OF THE ABANDONED RIGHT OF WAY OF THE LOWER CANAL OF THE RIVERSIDE WATER COMPANY AS CONVEYED TO R. M. MONTIJO BY DEED RECORDED FEBRUARY 18, 1948 IN BOOK 893 PAGE 288, OFFICIAL RECORDS;
THENCE NORTHERLY ALONG THE CENTER LINE OF SAID CANAL TO A POINT ON THE SOUTH LINE OF THE RIGHT OF WAY FOR PUBLIC HIGHWAY ABOVE MENTIONED;
THENCE EASTERLY AND SOUTHERLY ALONG THE SOUTH LINE OF SAID RIGHT OF WAY TO THE POINT OF BEGINNING;
EXCEPTING THEREFROM THE SOUTHEASTERLY 120 FEET THEREOF.

DESCRIPTION APPROVAL

 2/9/06

MARK S BROWN
CITY SURVEYOR

DATE

15937

EXHIBIT B

Center Street Extension
A.P.N. 246-081-003 & 016
Grant of Easement for Public Street
and Highway Purposes

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 142 of the Lands of the Southern California Colony Association, as shown by map on file in Book 7, Page 3 of Maps, records of San Bernardino County, California, and that portion of Lot 3 of Addition to Bandini Donation, as shown by map filed in Book 1, Page 3 of Record of Surveys, records of Riverside County, California, and that portion of Section 12, Township 2 South, Range 5 West, San Bernardino Meridian, lying northerly of the following described line;

COMMENCING at the intersection of the centerline of Center Street with the centerline of Versailles Place, as shown by Record of Survey on file in Book 83, Page 7 of Maps, records of said Riverside County;

THENCE South $60^{\circ}15'22''$ East, along said centerline of Center Street, a distance of 85 feet to the northeasterly prolongation of the southeasterly line of that certain parcel of land described in deed to Mohammed Farrokh, et ux., as Parcel 5, by document recorded November 06, 2003, as Document No. 2003-881595 of Official Records of said Riverside County; said southeasterly line also referred to in said document recorded November 6, 2003, as the westerly line of that certain property conveyed to C.L. Wilson, et ux., by document recorded January 15, 1926, in Book 662, Page 243 of Deeds, records of said Riverside County;

THENCE South $29^{\circ}44'38''$ West, along the northeasterly prolongation of said southeasterly line, a distance of 30.00 feet to a line that is parallel with and distant 30.00 feet southwesterly, as measured at right angles, from said centerline of Center Street and the POINT OF BEGINNING of this line description;

THENCE North $60^{\circ}15'22''$ West, along said parallel line, a distance of 147.41 feet to the beginning of a tangent curve concaving southwesterly and having a radius of 1172.00 feet;

THENCE westerly to the left along said curve through a central angle of $14^{\circ}50'48''$ an arc length of 303.69 feet to a point of reverse curvature with a curve having a radius of 1228 feet;

THENCE westerly to the right along said last mentioned curve through a central angle of $2^{\circ}49'45''$ an arc length of 60.63 feet to the southeasterly line of that certain parcel of land described in Right-of-Way Quitclaim Deed to the County of Riverside by document recorded November 13, 1935, in Book 259, Page 119, et seq., of Official Records of said Riverside

15937

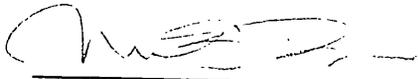
County, and the END of this line description;

EXCEPTING THEREFROM that portion lying westerly of said southeasterly line of the parcel of land described in document recorded November 13, 1935;

ALSO EXCEPTING THEREFROM that portion lying easterly of the easterly line of that certain parcel of land described in deed to Ramon C. Aguilar, et al., as Parcel 2, by document recorded August 29, 2001, per Document No. 2001-416646 of Official Records of said Riverside County.

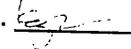
Area – 3,561 square feet.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

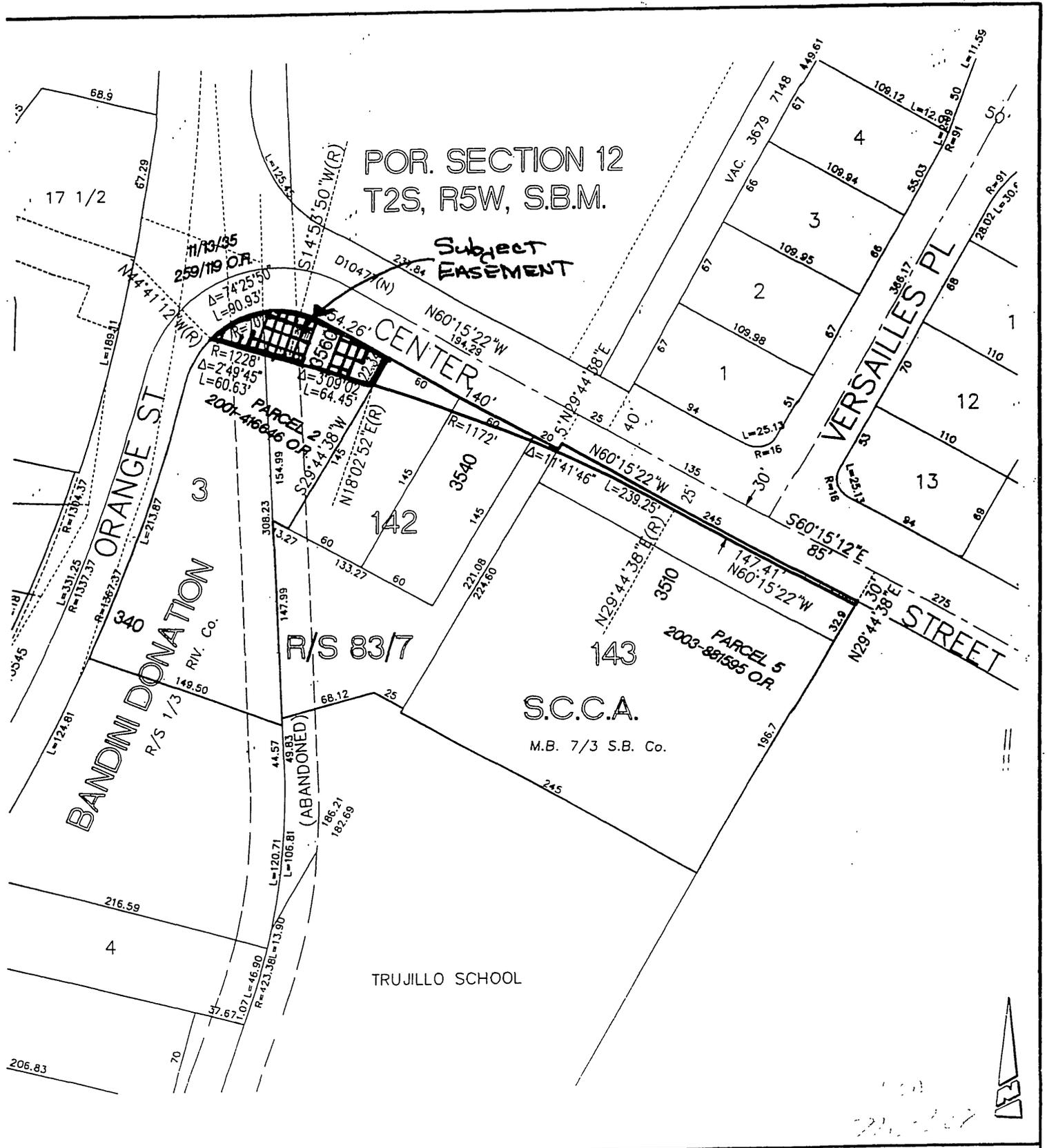


Mark S. Brown, L.S. 5655
License Expires 9/30/07

12/06
Date

Prep. 





• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

11-3

SCALE: N.T.S.

DRAWN BY: KAS DATE: 12/29/05

SUBJECT: CENTER STREET EXTENSION

15937