

When recorded mail to:

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

DOC # 2008-0224358  
05/01/2008 08:00A Fee:NC  
Page 1 of 6  
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			6						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHG CC									5/3

Project: Center Street & Orange Street  
APN: 246-101-001

**D - 16209**



**GRANT OF EASEMENT**

**G. W. SINGLETARY, TRUSTEE OF THE G. W. SINGLETARY 1998 LIVING TRUST**, 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 1-25-08

**G. W. SINGLETARY, TRUSTEE OF THE  
G. W. SINGLETARY 1998 LIVING TRUST**

*G. W. Singletary*  
\_\_\_\_\_  
**G. W. SINGLETARY, TRUSTEE**

State of California

County of Riverside } <sup>SS</sup>

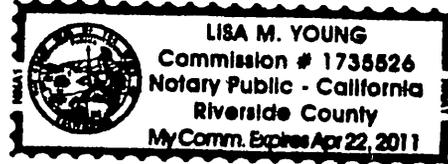
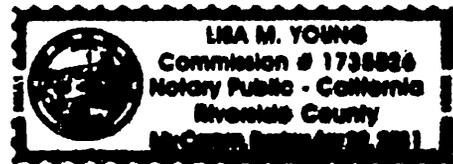
On 1-25-08, before me, Lisa M. Young, Notary Public

personally appeared G.W. Singletary who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Lisa M. Young  
Notary Signature



**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 4/18/08

CITY OF RIVERSIDE

BY: Amelia M. Valeri

**APPROVED AS TO FORM**  
[Signature]  
SUPERVISING DEPUTY CITY ATTORNEY



2008-0224358  
05/01/2008 08 00A  
2 of 6

**EXHIBIT "A"**  
**GRANT OF EASEMENT**  
**CENTER AND ORANGE STREETS**  
**CITY OF RIVERSIDE**

REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF LOT 148 AND THAT PORTION OF THAT CERTAIN UNNUMBERED LOT WHICH LIES NORTHWESTERLY OF SAID LOT 148 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS PER MAP RECORDED IN BOOK 7, PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, SAID PORTIONS BEING DESCRIBED AS PARCELS AS FOLLOWS:

**PARCEL 1**

**BEGINNING** AT THE MOST WESTERLY CORNER OF LOT 1 OF "RIVERSIDE RIVIERA NO. 4" AS PER MAP FILED IN BOOK 38, PAGE 50 OF MAP OF SAID RIVERSIDE COUNTY;

THENCE ALONG THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID LOT 1, SOUTH 29°09'18" WEST, 15.00 FEET TO THE NORTHEASTERLY LINE OF CENTER STREET (25 FOOT HALF WIDTH);

THENCE ALONG SAID NORTHEASTERLY LINE, NORTH 60°52'41" WEST, 25.00 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 148;

THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 29°09'18" EAST, 5.00 FEET TO THE NORTHERLY LINE OF CENTER STREET (30 FOOT HALF WIDTH) AS CONVEYED TO SAID COUNTY OF RIVERSIDE BY DEED RECORDED NOVEMBER 13, 1935 IN BOOK 259, PAGE 119 ET SEQ., OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE ALONG SAID NORTHERLY LINE NORTH 60°52'41" WEST, 88.46 FEET TO A POINT OF CUSP ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1244.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 20°31'05" EAST;

THENCE LEAVING SAID NORTHERLY LINE, EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 114.13 FEET THROUGH A CENTRAL ANGLE OF 05°15'23" TO SAID NORTHWESTERLY LINE OF LOT 1;

THENCE ALONG SAID NORTHWESTERLY LINE, ON A NON-TANGENT BEARING, SOUTH 29°09'18" WEST, 1.88 FEET TO THE **POINT OF BEGINNING**.



2000-0224358  
05/01/2000 08 00A  
3 of 6

**PARCEL 2**

**COMMENCING AT THE MOST WESTERLY CORNER OF LOT 1 OF "RIVERSIDE RIVIERA NO. 4" AS PER MAP FILED IN BOOK 38, PAGE 50 OF MAP OF SAID RIVERSIDE COUNTY;**

**THENCE ALONG THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID LOT 1, SOUTH 29°09'18" WEST, 15.00 FEET TO THE NORTHEASTERLY LINE OF CENTER STREET (25 FOOT HALF WIDTH);**

**THENCE ALONG SAID NORTHEASTERLY LINE, NORTH 60°52'41" WEST, 25.00 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 148;**

**THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 29°09'18" EAST, 5.00 FEET TO THE NORTHERLY LINE OF CENTER STREET (30 FOOT HALF WIDTH) AS CONVEYED TO SAID COUNTY OF RIVERSIDE BY DEED RECORDED NOVEMBER 13, 1935 IN BOOK 259, PAGE 119 ET SEQ., OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;**

**THENCE ALONG SAID NORTHERLY LINE, NORTH 60°52'41" WEST, 238.26 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 120.00 FEET;**

**THENCE CONTINUING ALONG SAID NORTHERLY LINE AND THE NORTHERLY LINE OF SAID CENTER STREET AS CONVEYED TO SAID COUNTY OF RIVERSIDE BY DEED RECORDED FEBRUARY 4, 1936 IN BOOK 265, PAGE 361 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 64.73 FEET THROUGH A CENTRAL ANGLE OF 30°54'24" TO 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 FROM SAID WATER COMPANY, RECORDED FEBRUARY 18, 1948 IN BOOK 893 PAGE 288, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;**

**THENCE ALONG SAID CENTER LINE, ON A NON-TANGENT BEARING, NORTH 05°08'12" WEST, 14.42 FEET TO THE TRUE POINT OF BEGINNING;**

**THENCE CONTINUING ALONG SAID CENTERLINE NORTH 05°08'12" WEST, 179.95 FEET TO THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 1 OF "ADDITION TO BANDINI DONATION", AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 3 OF RECORD OF SURVEYS, RECORDS OF SAID RIVERSIDE COUNTY, SAID NORTHERLY LINE ALSO BEING THE NORTHERLY BOUNDARY OF SAID RIVERSIDE COUNTY;**

**THENCE ALONG SAID NORTHERLY BOUNDARY NORTH 89°56'45" EAST, 26.10 FEET TO THE POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A**

2008-0224358  
05/01/2008 08:08A  
4 of 6



16209

RADIUS OF 952.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 88°30'23" EAST;

THENCE LEAVING SAID NORTHERLY BOUNDARY, SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 50.26 FEET THROUGH A CENTRAL ANGLE OF 03°01'29";

THENCE TANGENT TO SAID CURVE, SOUTH 01°31'52" WEST, 12.68 FEET TO THE BEGINNING OF TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1044.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 116.78 FEET THROUGH A CENTRAL ANGLE OF 06°24'33" TO THE TRUE POINT OF BEGINNING.

W. J. McKEEVER INC.,  
CIVIL ENGINEERING



*Larry L. Walker* 10/17/07  
LARRY L. WALKER LS 4463  
LICENSE EXPIRES 09/30/07

DESCRIPTION APPROVAL:

BY: *[Signature]* 10/23/07  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR



2008-0224358  
05/01/2008 08 00A  
5 of 6



**S.B. COUNTY CITY OF COLTON**

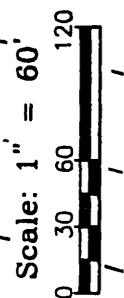
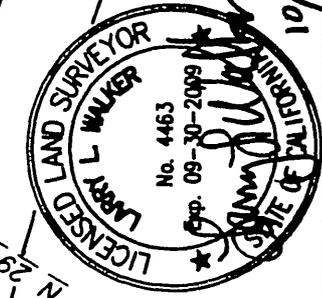
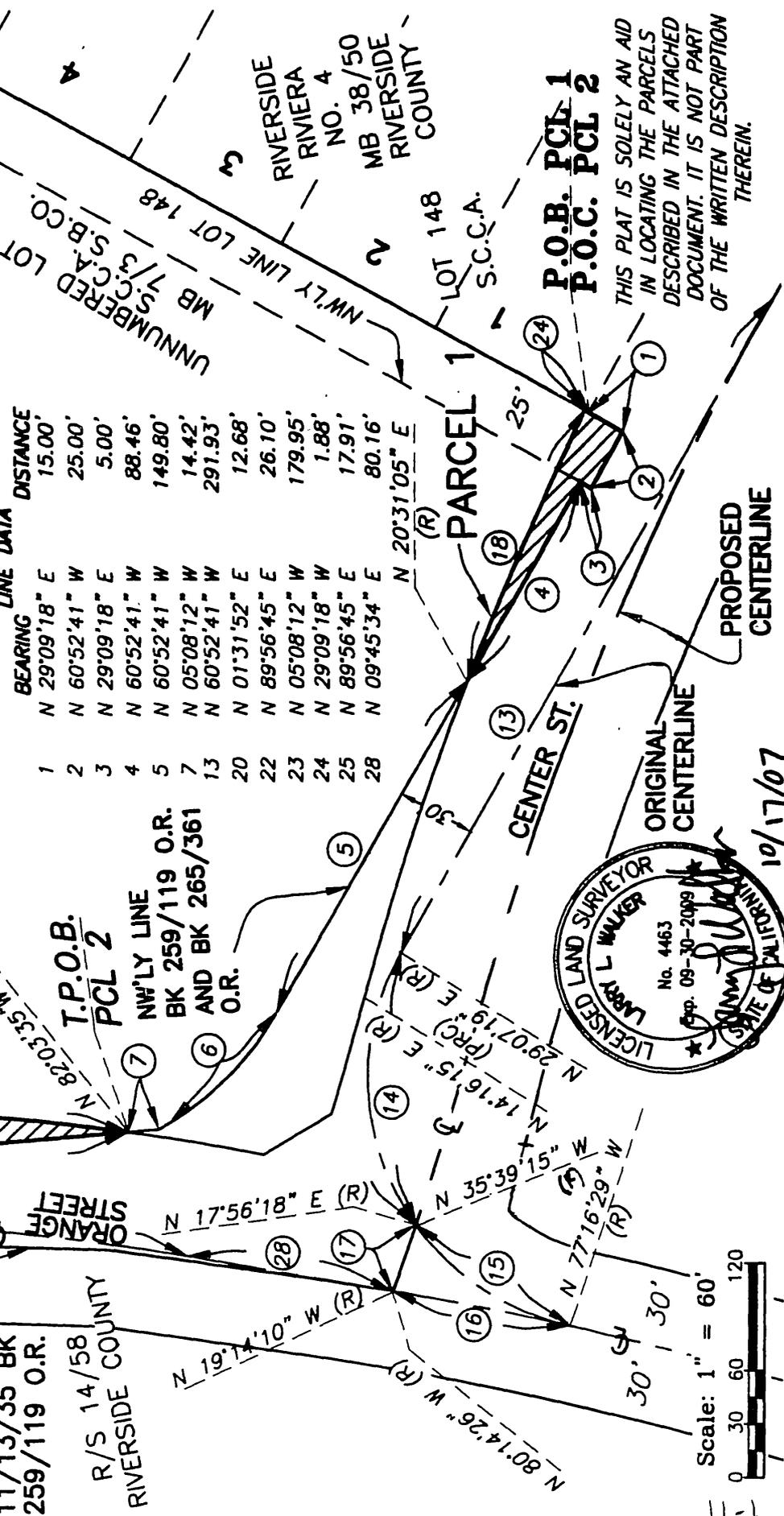
RIVERSIDE CITY AND COUNTY	DELTA	CURVE DATA	LENGTH
6	30°54'24"	RADIUS 120.00'	64.73'
14	64°46'34"	100.00'	113.06'
15	41°37'14"	100.00'	72.64'
16	02°57'57"	1337.37'	69.23'
17	01°17'52"	1200.00'	27.18'
18	05°15'23"	1244.00'	114.13'
19	06°24'33"	1044.00'	116.78'
21	03°01'29"	952.00'	50.26'
26	03°05'40"	908.00'	49.04'
27	08°13'42"	1000.00'	143.61'

LINE DATA	BEARING	DISTANCE
1	N 29°09'18" E	15.00'
2	N 60°52'41" W	25.00'
3	N 29°09'18" E	5.00'
4	N 60°52'41" W	88.46'
5	N 60°52'41" W	149.80'
7	N 05°08'12" W	14.42'
13	N 60°52'41" W	291.93'
20	N 01°31'52" E	12.68'
22	N 89°56'45" E	26.10'
23	N 05°08'12" W	179.95'
24	N 29°09'18" W	1.88'
25	N 89°56'45" E	17.91'
28	N 09°45'34" E	80.16'

**W.J. MCKEEVER, INC.**  
CIVIL ENGINEERING  
647 NORTH MAIN STREET, SUITE 2A  
RIVERSIDE, CALIFORNIA 92501

**GRANT OF EASEMENT  
CENTER AND ORANGE  
STREETS  
CITY OF RIVERSIDE**

INDICATES GRANT OF  
EASEMENT



10/17/07

**P.O.B. PCL 1  
P.O.C. PCL 2**

THIS PLAT IS SOLELY AN AID  
IN LOCATING THE PARCELS  
DESCRIBED IN THE ATTACHED  
DOCUMENT. IT IS NOT PART  
OF THE WRITTEN DESCRIPTION  
THEREIN.

RIVERSIDE  
RIVIERA  
NO. 4  
MB 38/50  
RIVERSIDE  
COUNTY

UNNUMBERED LOT  
S.C.C.A. CO.  
S.C.C.A. CO.  
LOT 148  
S.C.C.A.  
LOT 148