

When recorded mail to:

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

DOC # 2014-0254194

07/09/2014 10:53A Fee:NC

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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)

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Project: P13-0859
POR. APN: 223-091-007 & 008
Address: 2894 Rumsey Drive

D - 17066



GRANT OF EASEMENT

Don Luginbill and Donna Luginbill, husband and wife as joint tenants, as Grantor(s), FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby grant to the CITY OF RIVERSIDE, a California charter city and municipal corporation, 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 the same, as well as pedestrian walkway facilities, manufactured slopes, utilities, including but not limited to electric energy distribution, transmission and telecommunications facilities, waterline distribution and transmission facilities, sanitary sewers, storm drains, traffic signals and related electrical facilities, gas line facilities, 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.

Date: June 18, 2014

[Signature]
Don Luginbill

[Signature]
Donna Luginbill

State of California
County of Riverside } ss

On 6/18/2014, before me, Lou Ann Reichling,
notary public, personally appeared, Don Luginbill & Donna Luginbill

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.

[Signature]
Notary Signature



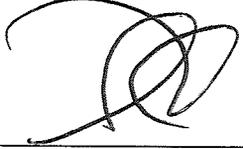
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**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

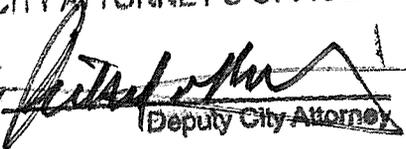
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a California charter city and municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated July 3, 2014

CITY OF RIVERSIDE

By: 

David Welch
Real Property Services Manager

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE
BY: 
Deputy City Attorney



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EXHIBIT "A"

POR. APN: 223-091-007 & 008

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

Parcel 1

The Southerly 35.00 feet of Lot "F" of Victoria Heights on file in Book 4 of Maps at Page 92 thereof, Records of Riverside County, California;

EXCEPTING THEREFROM that portion lying Westerly of the Westerly line of that certain parcel of land conveyed to Sam Chinnici, et ux., by deed recorded August 23, 1948, in Book 1005, Page 430 of Official Records of said Riverside County;

ALSO EXCEPTING THEREFROM the Easterly 15.00 feet thereof;

ALSO EXCEPTING THEREFROM the Southerly 19.00 feet as conveyed to the City of Riverside in Deed recorded December 16, 1960 as Instrument No. 106409, Official Records of Riverside County, California.

The above described parcel of land contains 3,131 square feet, more or less.

Parcel 2

That portion of Lot "F" of Victoria Heights on file in Book 4 of Maps at Page 92 thereof, Records of Riverside County, California, lying Easterly of a line being described as follows:

Beginning at the intersection of the Southerly line of said Lot "F" with a line parallel with and distant 25.00 feet Westerly, measured at right angles and radially from the centerline of Rumsey Drive;

Thence the following four (4) courses along said parallel line:

N.01°28'00"E., a distance of 35.80 feet;

Northerly on a curve concave Southeasterly, having a radius of 216.11 feet, through an angle of 14°10'00", an arc length of 53.43 feet;

N.15°38'00"E., a distance of 6.02 feet;



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Northerly on a curve concave Westerly, having a radius of 262.94 feet, through an angle of 18°45'15", an arc length of 86.07 feet to the South line of Rumsey Estates on file in Book 26 of Maps at Page 25 thereof, Records of Riverside County, California also being the North line of the South 180.00 feet of said Lot "F" and being the termination of said line description.

The above described parcel of land contains 812 square feet, more or less.

Parcel 3

That portion of Lot "F" of Victoria Heights on file in Book 4 of Maps at Page 92 thereof, Records of Riverside County, California, lying Easterly and Southeasterly of a line being described as follows:

Commencing at the intersection of the centerline of Central Avenue and the centerline of Rumsey Drive as shown on Rumsey Estates on file in Book 26 of Maps at Page 25 thereof, Records of Riverside County, California;

Thence N.88°32'00"W. along the centerline of said Central Avenue, a distance of 51.80 feet;

Thence N.01°28'00"E. at right angle to said centerline of Central Avenue, a distance of 60.00 feet to a line parallel with and distant 60.00 feet Northerly, measured at right angles from said centerline of Central Avenue, being the Point of Beginning of said line description;

Thence N.52°53'18"E., a distance of 35.64 feet to a line concentric with and distant 25.00 feet Westerly, measured radially from the centerline of Rumsey Drive, being the termination of said line description.

The above described parcel of land contains 294 square feet, more or less.

Parcel 4

That portion of Lot "F" of Victoria Heights on file in Book 4 of Maps at Page 92 thereof, Records of Riverside County, California, lying Easterly and Northeasterly of a line being described as follows;

Commencing at the intersection of the centerline of Carmel Way and the centerline of Rumsey Drive as shown on Rumsey Estates on file in Book 26 of Maps at Page 25 thereof, Records of Riverside County, California;

Thence N.88°32'00"W. along the centerline of said Carmel Way, a distance of 42.10 feet;

Thence S.01°28'00"W. at right angle to said centerline of Carmel Way, a distance of 20.00 feet to the South line of said Rumsey Estates, being the Point of Beginning of said line description;



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Thence S.36°49'37"E., a distance of 32.27 feet to a line concentric with and distant 25.00 feet Westerly, measured radially from the centerline of Rumsey Drive, being the termination of said line description.

The above described parcel of land contains 248 square feet, more or less.

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

Curtis C. Stephens 5/6/14 Prep. EV
Curtis C. Stephens, L.S. 7519 Date



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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.

CITY OF RIVERSIDE, CALIFORNIA

Parcel accepted by the City of Riverside per Resolution No. 5927, recorded 8/14/1953, B. 1499, P. 596, et seq., O.R. Rv. Co.

CENTRAL AVENUE

N88°32'00"W

Parcel conveyed to the City of Riverside by Deed recorded 12/16/1960, inst. no. 106409, O.R. Rv. Co.

S'ly line Lot "F"

PARCEL 1

RUMSEY DRIVE

VICTORIA HEIGHTS POR. LOT

Parcel conveyed to Sam Chimici; P. 430, O.R. Rv. Co. 8/23/48, B. 1005.

Parcel conveyed to Michael P. Donohue, et ux; P. 433, O.R. Rv. Co. 8/23/48, B. 1005.

CARMEL WAY

RUMSEY ESTATES M.B. 26/25

