

When recorded mail to:

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

2017-0171514

04/28/2017 04:29 PM Fee: \$ 0.00

Page 1 of 6

Recorded in Official Records
County of Riverside
Peter Aldana
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)

159					R	A	Exam: 782		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
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FOR RECORDER'S OFFICE USE ONLY

Project: P16-0395
POR. APN: 150-020-028 and 150-020-006
Location: Arlington Avenue west of Stover Avenue

D - 17405

GRANT OF EASEMENT

Bruce William Norris Trustee of The Norris Family Trust dated October 7, 1998, 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.

Dated 4/4/17

Bruce William Norris Trustee
of The Norris family Trust dated October 7, 1998.

Bruce William Norris
Bruce William Norris

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside } ss

On 4/4/17, before me, C. L. Hill,
notary public, personally appeared, _____

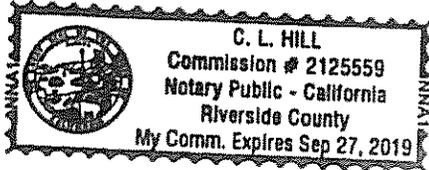
Bruce William Norris

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.

C. L. Hill
Notary Signature
C. L. Hill



**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 April 20, 2017

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services Manager

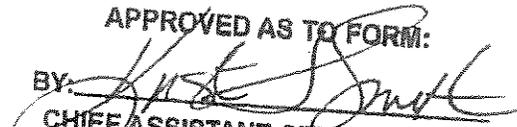
APPROVED AS TO FORM:
BY: 
CHIEF ASSISTANT CITY ATTORNEY

EXHIBIT "A"
ARLINGTON AVENUE WIDENING

That portion of Lots 3 and 4 in Block 1 of Chadbourne Heights, in the City of Riverside, County of Riverside, State of California, as shown by map on file in Book 12, Pages 11 through 13, inclusive of Maps, in the office of the County Recorder of said County, described as follows:

COMMENCING at the northeast corner of said Lot 4;

THENCE southerly along the east line of said lot 4, South 04° 51' 25" West 15.51 feet to a point on the southerly line of Parcel 51 as shown on Record of Survey on file in Book 33, Pages 81 through 90, inclusive of Record of Surveys, records of Riverside County, California and to the **POINT OF BEGINNING** of the parcel of land to be described;

THENCE continuing southerly along the east line of said lot 4, South 04° 51' 25" West 23.15 feet;

THENCE North 28° 33' 18" West 17.79 feet to a point on a line parallel with and 55.00 feet southwesterly from the center line of Arlington Avenue as shown on said Record of Survey;

THENCE west along said parallel line, North 76° 39' 30" West 23.07 feet to the beginning of a tangent curve concave to the southwest having a radius 13445.00 feet, said curve being concentric and 55.00 feet southwesterly from the center line of Arlington Avenue as shown on said Record of Survey;

THENCE westerly 306.55 feet along said curve through a central angle of 01° 18' 23" to a point on the northerly prolongation of a course on the east line of Parcel 86 of said Record of Survey having a bearing of South 04° 51' 25" West;

THENCE northerly along said prolongation line, North 04° 51' 25" East 11.09 feet to the beginning of a non-tangent curve concave to the southwest having a radius of 13456.00 feet and to which beginning a radial line bears North 12° 01' 46" East, said curve being concentric with and 44.00 feet southwest from the center line of Arlington Avenue as shown on said Record of Survey and being the southwesterly line of said parcel 51;

THENCE southeasterly 308.19 feet along said curve through a central angle of 01° 18' 44" to a point on a tangent line being parallel with and 44.00 southwesterly from the center line of Arlington Avenue as shown on said Record of Survey and being the southwesterly line of said parcel 51;

THENCE easterly along said tangent line, South 76° 39' 30" East 23.46 feet to the beginning of a tangent curve concave to the southwest having a radius of 25.00 feet and being the southwesterly line of said parcel 51;

THENCE easterly 8.22 feet along said curve through a central angle of 18° 50' 42" to the **POINT OF BEGINNING**.

Containing 3,797 S.F. more or less.

D-17405

Atanacio Payan

Atanacio Payan, PLS 7796
My registration expires 12/31/2017

Date: 12/5/2016

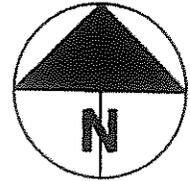
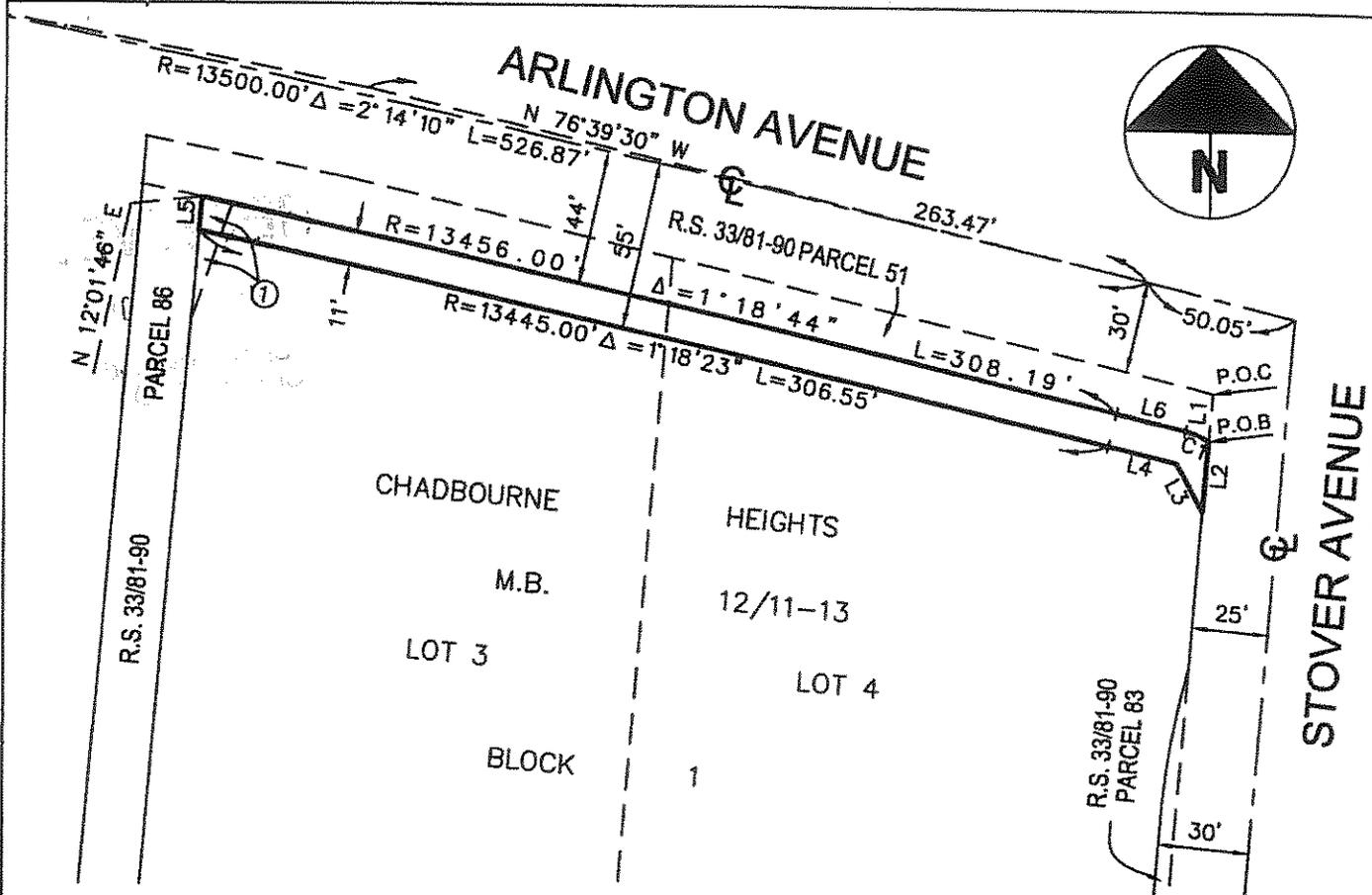


DESCRIPTION APPROVAL:

BY: [Signature] 12/14/16
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

D-17405



NOTES:

- ① QUITCLAIM DEED REC. 3/7/62
AS INST. NO. 21310, O.R. RIV.
CO. CA.

LINE	BEARING	DISTANCE
L1	S 04°51'25" W	15.51'
L2	S 04°51'25" W	23.15'
L3	N 28°33'18" W	17.79'
L4	N 76°39'30" W	23.07'
L5	N 04°51'25" E	11.09'
L6	S 76°39'30" E	23.46'

CURVE	RADIUS	DELTA	LENGTH
C1	25.00'	18°50'42"	8.22'



Atanacio Payan
ATANACIO PAYAN, PLS 7796

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

SCALE: 1" = 60'	DRAWN BY: A.P.	DATE: 12/05/16	SUBJECT: ARLINGTON AVENUE WIDENING
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D-17405