

2017-0310281

07/28/2017 03:42 PM Fee: \$ 0.00  
Page 1 of 10

When recorded mail to:

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

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)

|      |      |      |           |      |     |        |           |      |    |
|------|------|------|-----------|------|-----|--------|-----------|------|----|
| 155  |      |      |           |      | R   | A      | Exam: 110 |      |    |
| Page | DA   | PCOR | Misc      | Long | RFD | 1st Pg | Adtl Pg   | Cert | CC |
| 10   |      |      |           |      |     |        |           |      |    |
| SIZE | NCOR | SMF  | (NCHG) T: | NCHG |     |        |           |      |    |

FOR RECORDER'S OFFICE USE ONLY *o*

Project: PM 36638  
POR. APN: 257-050-027  
Address: 1155 Mt. Vernon Ave.

D - 17420

**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **OSI INDUSTRIES, LLC, a Delaware limited liability company**, as Grantor(s), grant(s) 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 the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of a **MULTI-PURPOSE RECREATIONAL TRAIL FOR NON-MOTORIZED USE**, together with all necessary appurtenances, in, under, upon, over and along that certain real property described in **EXHIBIT "A"** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing,

maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said  
**MULTI-PURPOSE RECREATIONAL TRAIL FOR NON-MOTORIZED USE.**

Dated 6/6/17

**OSI INDUSTRIES, LLC,**  
a Delaware limited liability company

By: \_\_\_\_\_

By:  \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Name: Dario G. McDonald

Title: \_\_\_\_\_

Title: PRESIDENT and COO.

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~~ Illinois

County of Dupage } ss

On June 6 2017, before me, Emily Charron,

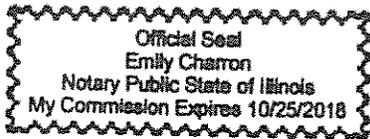
notary public, personally appeared, David G. McDonald as President & COO of OSI INDUSTRIES, LLC,

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.

Emily Charron
Notary Signature

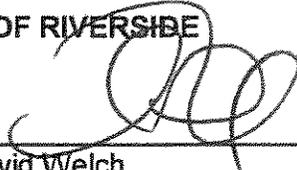


**CERTIFICATE OF ACCEPTANCE  
(Government Code Section §27281)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, 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 28, 2017

CITY OF RIVERSIDE

By:   
David Welch  
Real Property Services Manager

APPROVED AS TO FORM:

BY:   
CHIEF ASSISTANT CITY ATTORNEY

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

THOSE PORTIONS OF PARCEL "B" OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LL-P05-0776, RECORDED MARCH 24, 2006 AS DOCUMENT NO. 2006-0209524, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**PARCEL 1**

**BEGINNING AT A POINT IN THE EASTERLY LINE OF PARCEL 9 OF PARCEL MAP NO. 30485, AS PER MAP FILED IN BOOK 218, PAGES 45 TO 47 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER, SAID POINT BEING THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE AS SHOWN ON SAID PARCEL MAP AS HAVING A BEARING AND DISTANCE OF "NORTH 67°40'38" EAST 127.87 FEET"; FOR THE PURPOSE OF THIS DESCRIPTION, THE BEARING OF SAID CERTAIN COURSE WILL BE "NORTH 68°20'09" EAST";**

**THENCE ALONG SAID EASTERLY LINE NORTH 68°20'09" EAST 127.78 FEET;**

**THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 51°01'16" EAST 28.43 FEET;**

**THENCE LEAVING SAID EASTERLY LINE, SOUTH 63°41'39" EAST 19.92 FEET;**

**THENCE SOUTH 23°00'29" WEST 3.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET;**

**THENCE SOUTHWESTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 45°58'25", AN ARC LENGTH OF 16.05 FEET;**

**THENCE SOUTH 68°58'53" WEST 164.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 80.00 FEET;**

**THENCE WESTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 31°12'05", AN ARC LENGTH OF 43.57 FEET;**

**THENCE NORTH 79°49'02" WEST 30.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 54.00 FEET;**

**THENCE WESTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 49°29'59", AN ARC LENGTH OF 46.65 FEET;**

**THENCE SOUTH 50°40'59" WEST 65.03 FEET;**

**THENCE SOUTH 53°59'30" WEST 17.59 FEET;**

**THENCE SOUTH 59°19'43" WEST 17.19 FEET;**

**THENCE SOUTH 58°36'57" WEST 18.40 FEET TO SAID EASTERLY LINE OF PARCEL 9;**

D-17420

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING (6) COURSES:

1. NORTH 44°23'47" EAST 76.26 FEET;
2. NORTH 56°56'30" EAST 22.86 FEET;
3. NORTH 00°33'40" EAST 13.85 FEET;
4. NORTH 89°21'15" WEST 6.81 FEET;
5. NORTH 37°49'15" EAST 20.71 FEET;
6. SOUTH 89°41'09" EAST 140.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,485 SQUARE FEET OR 0.149 ACRES, MORE OR LESS.

**PARCEL 2**

**BEGINNING AT A POINT IN THE EASTERLY LINE OF PARCEL 10 OF PARCEL MAP NO. 30485, AS PER MAP FILED IN BOOK 218, PAGES 45 TO 47 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER, SAID POINT BEING THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN THEREON AS HAVING A BEARING AND DISTANCE OF "NORTH 32°40'35" EAST 100.00 FEET"; FOR THE PURPOSE OF THIS DESCRIPTION, THE BEARING OF SAID CERTAIN COURSE WILL BE "NORTH 33°22'55" EAST";**

THENCE ALONG SAID CERTAIN COURSE IN THE EASTERLY LINE, NORTH 33°22'55" EAST 100.09 FEET;

THENCE NORTH 24°58'25" EAST 104.26 FEET;

THENCE SOUTH 19°43'58" WEST 8.77 FEET;

THENCE SOUTH 16°50'09" WEST 16.50 FEET;

THENCE SOUTH 12°39'16" WEST 33.47 FEET;

THENCE SOUTH 13°02'31" WEST 7.15 FEET;

THENCE SOUTH 13°41'19" WEST 85.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 23°22'41", AN ARC LENGTH OF 40.80 FEET;

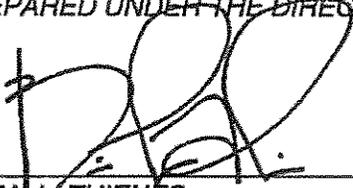
THENCE NORTH 83°13'54" WEST 45.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,047 SQUARE FEET OR 0.093 ACRES, MORE OR LESS.

D-17420

**SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS-OF-WAY, IF ANY**

PREPARED UNDER THE DIRECTION OF:



BRIAN L. THIENES  
P.L.S. No. 5750  
REG. EXP. 12/31/17

12/13/16  
DATE



DESCRIPTION APPROVAL:

BY:  7/13/17  
DATE

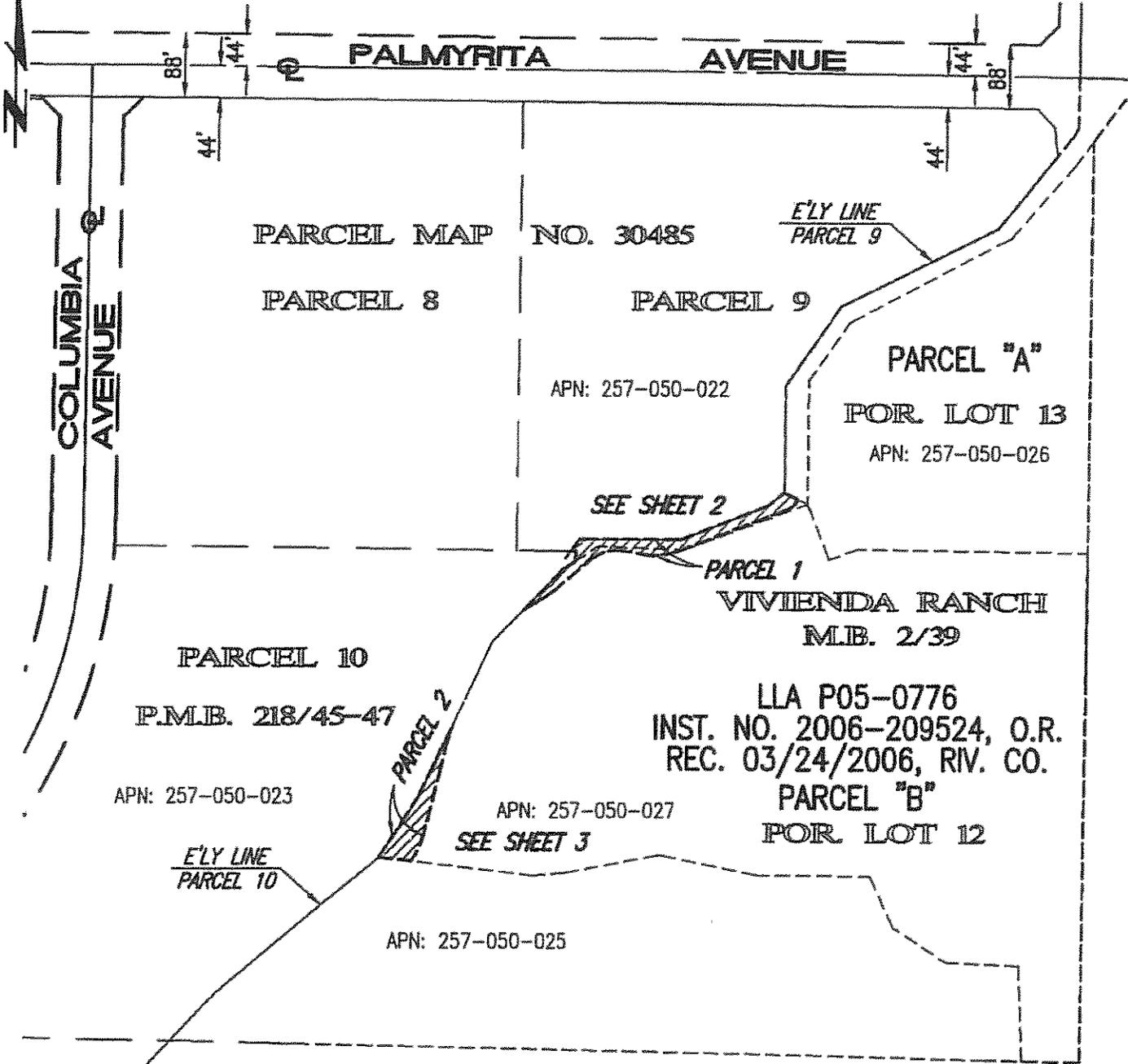
FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

D-17420

SCALE: 1" = 200'

SHEET 1 OF 3

TRAIL EASEMENT  
INDEX SHEET



**LEGEND:**

-  INDICATES TRAIL EASEMENT INSIDE BOUNDARY LINE.
- PARCEL 1 CONTAINS: 6,485 SQ. FT.  
± 0.149 ACRES
- PARCEL 2 CONTAINS: 4,047 SQ. FT.  
± 0.093 ACRES

**SURVEYOR:**

PREPARED UNDER THE SUPERVISION OF:

  
 BRIAN L. THIENES  
 P.L.S. NO. 5750  
 REG. EXP. DEC. 31, 2017

12/13/16  
DATE



Last Update: 12/13/16  
O:\3100-3199\3126\ESMT\TRAIL ESMT\3126\_TRAIL-2.dwg

**Thienes Engineering, Inc.**  
 CIVIL ENGINEERING • LAND SURVEYING  
 14349 FIRESTONE BOULEVARD  
 LA MIRADA, CALIFORNIA 90638  
 PH.(714)521-4811 FAX(714)521-4173

D-17420

TRAIL EASEMENT

PALMYRITA AVENUE

PARCEL 9

PARCEL MAP NO. 30485

P.M.B. 218/45-47

APN: 257-050-022

APN: 257-050-026

FOR LOT 13  
VIVIENDA RANCH  
M.L.B. 2/39

| CURVE TABLE |           |         |        |
|-------------|-----------|---------|--------|
| CURVE #     | DELTA     | RADIUS  | LENGTH |
| C1          | 56°38'07" | 94.00'  | 92.92' |
| C2          | 18°55'47" | 158.77' | 52.46' |
| C3          | 32°33'22" | 108.00' | 60.23' |
| C4          | 28°59'28" | 188.00' | 94.11' |
| C5          | 45°58'25" | 20.00'  | 16.05' |
| C6          | 31°12'05" | 80.00'  | 43.57' |
| C7          | 49°29'59" | 54.00'  | 46.65' |

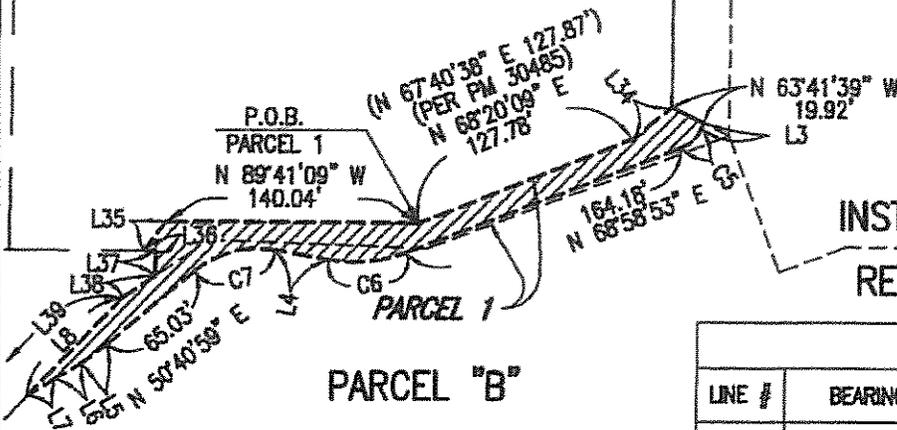
E'LY LINE  
PARCEL 9

**LEGEND:**

 INDICATES TRAIL EASEMENT INSIDE BOUNDARY LINE.  
PARCEL 1 CONTAINS: 6,485 SQ. FT. ± 0.149 ACRES  
PARCEL 2 CONTAINS: 4,047 SQ. FT. ± 0.093 ACRES

PARCEL "A"  
LLA P05-0776  
INST. NO. 2006-209524, O.R.  
REC. 03/24/2006, RIV. CO.

| LINE TABLE |               |        |        |               |        |
|------------|---------------|--------|--------|---------------|--------|
| LINE #     | BEARING       | LENGTH | LINE # | BEARING       | LENGTH |
| L1         | S 59°05'35" W | 18.30' | L32    | S 38°22'09" W | 61.73' |
| L2         | S 32°29'17" W | 29.92' | L33    | S 38°22'09" W | 67.42' |
| L3         | S 23°00'29" W | 3.25'  | L34    | S 51°01'18" W | 28.43' |
| L4         | N 79°49'02" W | 30.36' | L35    | S 37°49'15" W | 20.71' |
| L5         | S 53°59'30" W | 17.59' | L36    | S 89°21'15" E | 6.81'  |
| L6         | S 59°19'43" W | 17.19' | L37    | S 0°33'40" W  | 13.85' |
| L7         | N 58°36'57" E | 18.40' | L38    | S 56°56'30" W | 22.86' |
| L8         | N 44°23'47" E | 76.26' |        |               |        |



PARCEL "B"

SEE SHEET 3

FOR LOT 12  
VIVIENDA RANCH  
M.L.B. 2/39

APN: 257-050-027

Last Update: 12/13/16  
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**Thienes Engineering, Inc.**  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH (714) 521-4811 FAX (714) 521-4173

D-17420

RECEIVED

JUN 09 2016

CITY OF RIVERSIDE  
CITY CLERK'S OFFICE

FOR LOT 10  
VIVIENDA RANCH

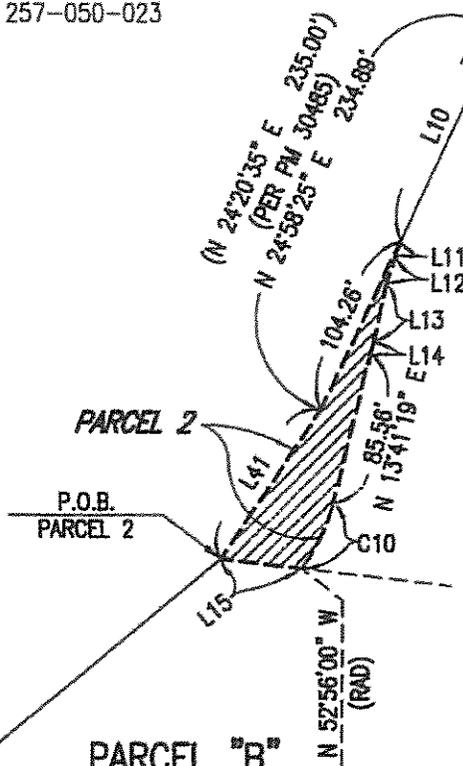
MLB. 2/39  
APN: 257-050-023

SEE SHEET 2

| CURVE TABLE |           |         |        |
|-------------|-----------|---------|--------|
| CURVE #     | DELTA     | RADIUS  | LENGTH |
| C7          | 49°29'59" | 60.00'  | 51.84' |
| C8          | 27°53'07" | 94.00'  | 45.75' |
| C9          | 8°22'56"  | 108.00' | 15.51' |
| C10         | 23°22'41" | 100.00' | 40.80' |

| LINE TABLE |                                  |                      |
|------------|----------------------------------|----------------------|
| LINE #     | BEARING                          | LENGTH               |
| L5         | S 53°59'30" W                    | 17.14'               |
| L6         | S 59°19'43" W                    | 11.96'               |
| L7         | S 59°19'43" W                    | 4.99'                |
| L8         | S 58°36'57" W                    | 26.84'               |
| L9         | N 44°23'47" E                    | 60.74'               |
| L10        | N 24°58'25" E                    | 130.63'              |
| L11        | N 19°43'58" E                    | 8.77'                |
| L12        | N 16°50'09" E                    | 16.50'               |
| L13        | N 12°39'16" E                    | 33.47'               |
| L14        | N 13°02'31" E                    | 7.15'                |
| L15        | N 83°13'54" W                    | 45.11'               |
| L35        | S 37°49'15" W                    | 20.71'               |
| L36        | S 89°21'15" E                    | 6.81'                |
| L37        | S 0°33'40" W                     | 13.85'               |
| L38        | S 56°58'30" W                    | 22.86'               |
| L39        | S 44°23'47" W                    | 137.00'              |
| L41        | N 33°22'55" E<br>(N 32°40'35" E) | 100.09'<br>(100.00') |

( ) PER PM 30485



PARCEL "B"  
FOR LOT 12  
VIVIENDA RANCH  
MLB. 2/39  
APN: 257-050-025

E/LY LINE  
PARCEL 10

APN: 257-050-025  
FOR LOT 12

LEGEND:



INDICATES TRAIL EASEMENT INSIDE  
BOUNDARY LINE.  
PARCEL 1 CONTAINS: 6,485 SQ. FT.  
± 0.149 ACRES  
PARCEL 2 CONTAINS: 4,047 SQ. FT.  
± 0.093 ACRES