

When recorded mail to:

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

FREE RECORDING
This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code §6103)

2018-0426321

10/29/2018 03:02 PM Fee: \$ 0.00

Page 1 of 5

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



100

FOR RECORDER'S OFFICE USE ONLY

Project: P17-0747
POR. APN: 257-060-015
Address:

D - 17497

GRANT OF EASEMENT

Guthrie-Richter, LLC, a California limited liability company, as his sole and separate property, 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 9-19-2018

**Guthrie-Richter, LLC,
a California limited liability company**

By: _____
Print Name: _____
Title: _____

By: Jim Guthrie
Print Name: Jim Guthrie
Title: MANAGING MEMBER

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

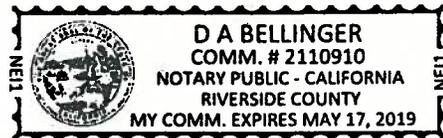
On 9-19-18, before me, D A Bellinger,
notary public, personally appeared, Jim Guthrie

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.

D A Bellinger
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 10-22-18

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services Manager

Approved as to Form:

By: 
Lauren M. Sanchez
Deputy City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

Project: Marlborough Avenue Cul-de-sac at Gage Canal
Por. A.P.N.: 257-060-015

That certain real property located in the City of Riverside, County of Riverside, State of California being a portion of the Gage Canal as shown by Map of the Lands of East Riverside Land Co. as filed in Book 6, Page 44 of Maps, Records of San Bernardino County, California, lying within Section 17, Township 2 South, Range 4 West, San Bernardino Base and Meridian, portion more particularly described as follows:

BEGINNING at the Southeast corner of Parcel 4 as shown on Parcel Map 31936 as filed in Book 214, Pages 41 and 42 of Parcel Maps, Records of Riverside County, California, said corner being on the Northerly right of way line (33.00 foot half width) of Marlborough Avenue and the Northwesterly right of way line (25.00 foot half width) of said Gage Canal as shown on said Parcel Map, said corner also being the beginning of a non-tangent 775.00 foot radius curve concave Southeasterly, a radial line North 55°05'36" West;

Thence Southwesterly along the prolongation of the Southeasterly line of said Parcel 4, the Northwesterly right of way line of said Gage Canal and the arc of said curve through a central angle of 08°42'44" a distance of 117.85 feet;

Thence non-tangent to said curve, South 60°14'24" East, a distance of 32.84 feet to the beginning of a tangent 63.00 foot radius curve concave Northeasterly;

Thence Southeasterly along the arc of said curve through a central angle of 15°45'17" a distance of 17.32 feet to a point on the Southeasterly right of way line (25.00 foot half width) of said Gage Canal, said point being the beginning of a non-tangent 725.00 foot radius curve concave Southeasterly, a radial line bears North 63°51'52" West;

Thence Northeasterly along said Southeasterly right of way line and the arc of said curve through a central angle of 09°32'19", a distance of 120.70 feet to the beginning of a non-tangent 63.00 foot radius curve concave Southwesterly, a radial line bears North 47°48'16" East;

Thence Northwesterly along the arc of said curve through a central angle of 47°45'02", a distance of 52.50 feet to the **POINT OF BEGINNING**.

RESERVING THEREFROM all water rights together with an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of Waterline and Canal Facilities, together with all necessary appurtenances, in, under, upon, over and along the above described parcel.

Area – 6,194 S.F. more or less

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

 9/12/18 Prep. 
Curtis C. Stephens, L.S. 7519 Date





**PARCEL MAP 31936
PMB 214/41-42
PARCEL 4**

P.O.B. S.E. CORNER
PARCEL 4

GAGE CANAL

**PARCEL MAP 29161
PMB 195/20-22
LOT D**

MARLBOROUGH AVENUE
N89°56'46"W

TO NORTHGATE STREET

**SW 1/4 SEC. 17
T.2S., R.4W.**

**PARCEL 3
PMB 20/15**

6,194 S.F.

LINE DATA		
NAME	BEARING	LENGTH
L1	S60°14'24"E	32.84'

CURVE DATA			
NAME	DELTA	RADIUS	LENGTH
C1	08°42'44"	775.00'	117.85'
C2	15°45'17"	63.00'	17.32'
C3	09°32'19"	725.00'	120.70'
C4	47°45'02"	63.00'	52.50'

• 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"=40'

DRAWN BY: CURT

DATE: 7/27/18

SUBJECT: MARLBOROUGH AVENUE AT GAGE CANAL