

Recorded in Official Records
County of Riverside

When recorded mail to:

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

DOC # 2000-129140

04/07/2000 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records
County of Riverside

Gary L. Orso
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: 14TH & Sedgwick
A.P.N. 221-132-013

FOR RECORDER'S OFFICE USE ONLY

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D - 14553

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GRANT OF EASEMENT

0635205 Hill

NUSRAT KHAN and PERVAIZ KHAN, husband and wife as joint tenants, as Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do 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 2-12-00

Nusrat Khan
NUSRAT KHAN

Pervaiz Khan
PERVAIZ KHAN

GENERAL ACKNOWLEDGEMENT

State of California

County of Orange } ss

On 2/12/00, before me ERIK LARSEN
(date) (name)

a Notary Public in and for said State, personally appeared

Muskrat Khan and Parvize Khan
Name(s) of Signer(s)

personally known to me - OR - 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.



WITNESS my hand and official seal.

[Signature]
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
 - () Corporate Officer(s)
Title _____
Title _____
 - () Guardian/Conservator
 - () Individual(s)
 - () Trustee(s)
 - () Other
-
- () Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:

**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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 2/15/00

CITY OF RIVERSIDE

[Signature]
Real Property Services Manager
of the City of Riverside

APPROVED AS TO FORM
Carolyn Confer 2/15/00
CAROLYN CONFER
ASSISTANT CITY ATTORNEY

KHANGOE.DOC



2000-129140
04/07/2000 08:08A
2 of 5

EXHIBIT "A"

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

That portion of Lot 20 of Castleman's Addition to Riverside, as shown by map on file in Book 3, Page 19 of Maps, records of San Bernardino County, California, lying southerly of a line which is parallel with and distant 55.00 feet northerly, as measured at right angles, from the following described line:

BEGINNING at the intersection of the centerline of Martin Luther King Boulevard (formerly Pennsylvania Avenue) with the centerline of Kansas Avenue, as shown by map of Woodlawn Park Tract, on file in Book 26, Pages 41 and 42 of Maps, records of Riverside County, California;

THENCE North $89^{\circ}08'36''$ West, along said centerline of Martin Luther King Boulevard, a distance of 431.07 feet to the beginning of a tangent curve concaving northeasterly and having a radius of 500.00 feet;

THENCE westerly to the right along said curve through a central angle of $45^{\circ}22'51''$ and along the centerline of 14th Street, an arc length of 396.02 feet;

THENCE North $43^{\circ}45'44''$ West, along a line tangent to said curve and continuing along said centerline of 14th Street, a distance of 746.02 feet to the beginning of a tangent curve concaving southwesterly and having a radius of 500.00 feet

THENCE northwesterly to the left along said last mentioned curve and continuing along said centerline of 14th Street, through a central angle of $45^{\circ}09'37''$ an arc length of 394.10 feet to an intersection with the centerline of East 14th Street, as shown by map of El Ultimo Tract, on file in Book 16, Page 27 of Maps, records of said Riverside County, distant 152.55 easterly from its intersection with Bermuda Street (formerly Mariposa St.) as shown by said map of El Ultimo Tract;

THENCE North $88^{\circ}55'21''$ West, along a line tangent to said last mentioned curve and continuing along said centerline of 14th Street, a distance of 152.55 feet to said intersection with the centerline of Bermuda Street and the **END** of this line description;

EXCEPTING THEREFROM that portion of said Lot 20 lying southerly of the northerly line of Parcel No. 2 as described in Final Order of Condemnation recorded November 30, 1942, in Book 559, Page 497, et seq., of Official Records of said Riverside County;

EXCEPTING THEREFROM that portion of said Lot 20 lying westerly of the easterly line of that certain parcel of land described in deed to the Victoria Club by document recorded June 6, 1968, as Instrument No. 52923 of Official Records of said Riverside County;

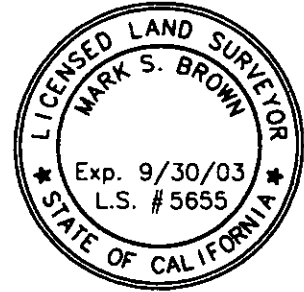
ALSO EXCEPTING THEREFROM that portion of said Lot 20 lying easterly of the

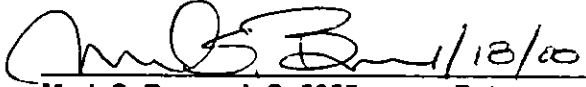



easterly line of that certain parcel of land described in deed to Nusrat Khan, et ux., by Document No. 1999-195193 of Official Records of said Riverside County.

Area - 1117 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.



 / 12/00 Prep. 
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/03

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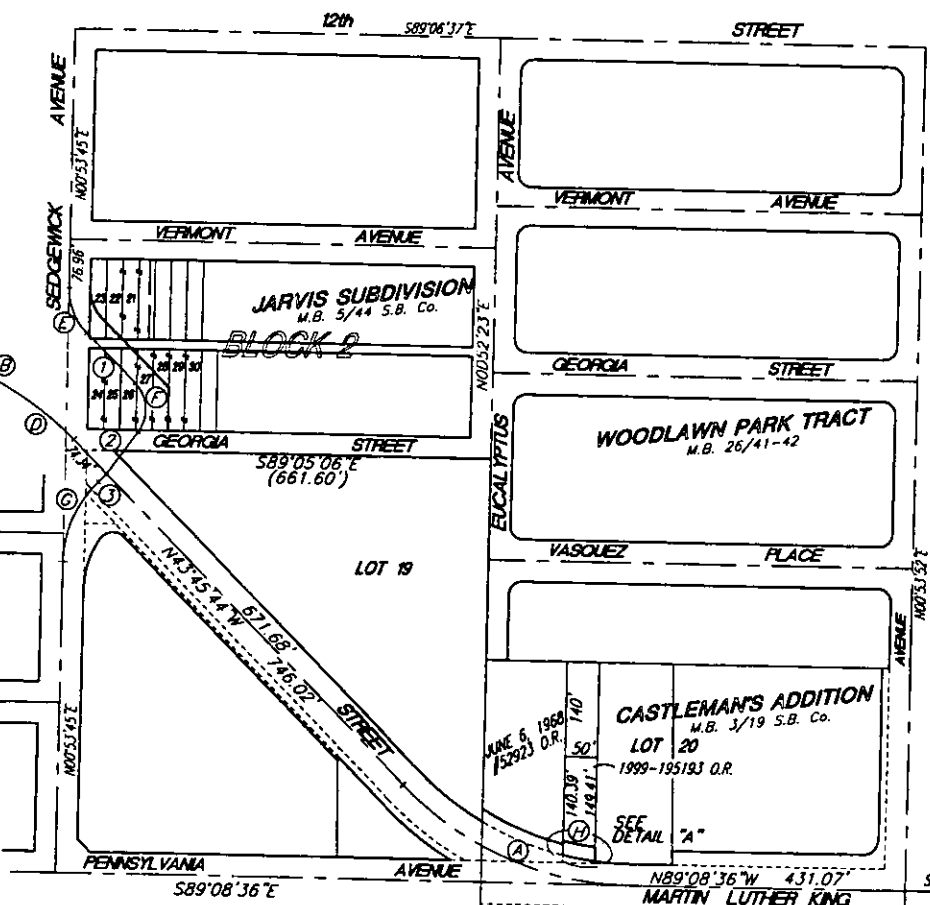


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04/07/2000 08:00A
4 of 5

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 5 of 5

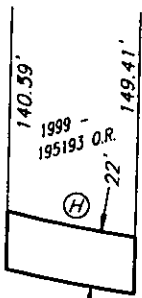


EL ULTIMO TRACT
 M.B. 16/27



LINE DATA		
①	N 43°45'44" W	108.91'
②	N 36°14'16" E	81.66'
③	N 45°32'24" E	17.81'

CURVE DATA		
Ⓐ	Δ = 45°22'51"	R = 500.00'
	T = 209.06'	L = 396.02'
Ⓑ	Δ = 45°09'37" (Δ = 45°09'45")	R = 500.00' (R = 500.00')
	T = 207.93' (T = 207.94')	L = 394.10' (L = 394.12')
Ⓒ	Δ = 34°44'30"	R = 500.00'
	T = 156.41'	L = 303.18'
Ⓓ	Δ = 10°25'07"	R = 500.00'
	T = 45.59'	L = 90.92'
Ⓔ	Δ = 44°39'29"	R = 100.00'
	T = 41.07'	L = 77.94'
Ⓕ	Δ = 80°00'00"	R = 80.00'
	T = 50.35'	L = 83.78'
Ⓖ	Δ = 43°38'43"	R = 180.00'
	T = 73.91'	L = 140.26'
Ⓗ	Δ = 06°32'42"	R = 445'
	T = 50.83'	L = 50.83'



DETAIL "A"
 NOT TO SCALE



• 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

40-6

SCALE: N.T.S. DRAWN BY: Kgs DATE: 1/14/00 SUBJECT: 14TH STREET WIDENING

14553