

When recorded mail to:

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

**DOC # 2000-184335**

05/16/2000 08:00A Fee:NC

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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: 14<sup>TH</sup> & Sedgwick  
A.P.N. 221-200-028

**D - 14566**

**C  
LB**

GRANT OF EASEMENT

**RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT**, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does 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 April 27, 2000

**RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT**

By *David Zappe*  
DAVID. P. ZAPPE

Title General Manager-Chief Engineer

By \_\_\_\_\_

Title \_\_\_\_\_

**GENERAL ACKNOWLEDGEMENT**

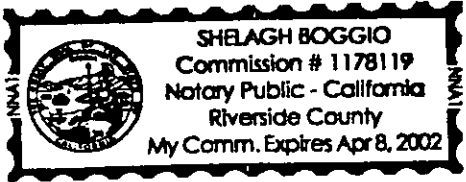
State of California  
County of Riverside } ss

On 4/27/00, before me Shelagh Boggio  
(date) (name)

a Notary Public in and for said State, personally appeared

David P. Zappe  
Name(s) of Signer(s)

personally known to me - OR -  proved to me on the basis of satisfactory evidence to be the person whose name is 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 on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal.

*Shelagh Boggio*  
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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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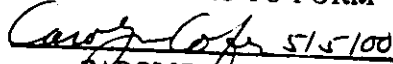
**CERTIFICATE OF ACCEPTANCE  
(Government Code Section 27281)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, 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 5/5/00

**CITY OF RIVERSIDE**

  
Real Property Services Manager  
of the City of Riverside

**APPROVED AS TO FORM**  
  
**CAROLYN CONFER**  
**ASSISTANT CITY ATTORNEY**

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EXHIBIT "A"

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

Those portions of Lot 29 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, described as follows:

PARCEL 1

That portion of said Lot 29, lying northerly of a line which is parallel with and distant 70.00 feet southerly, 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°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°22'51" and along the centerline of 14<sup>th</sup> Street, an arc length of 396.02 feet;

THENCE North 43°45'44" West, along a line tangent to said curve and continuing along said centerline of 14<sup>th</sup> 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 14<sup>th</sup> Street, through a central angle of 45°09'37" an arc length of 394.10 feet to an intersection with the centerline of East 14<sup>th</sup> 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°55'21" West, along a line tangent to said last mentioned curve and continuing along said centerline of 14<sup>th</sup> 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 29 lying within that certain parcel of land described in Quitclaim Deed recorded September 12, 1975, as Instrument No. 112024 of Official Records of said Riverside County;

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ALSO EXCEPTING THEREFROM those portions of said Lot 29, described as Parcels 1, 2 and 3 in Final Order of Condemnation, a certified copy of which was recorded March 24, 1966, as Instrument No. 31070 of Official Records of said Riverside County.

Area - 8,216 square feet, more or less.

PARCEL 2

That portion of said Lot 29, described as follows:

BEGINNING at the intersection of the easterly line of said Lot 29, with a line which is parallel with and distant 70.00 feet southerly, as measured at right angles, from the centerline of Martin Luther King Boulevard (formerly Center St.) as shown by said map; said easterly line also being the westerly line of Kansas Avenue;

THENCE South 0°53'13" West, along said easterly line of Lot 29, a distance of 31.45 feet;

THENCE North 36°52'27" West, a distance of 2.45 feet to the beginning of a non-tangent curve concaving southwesterly, having a radius of 33.00 feet and from which the radius bears North 89°06'47" West;

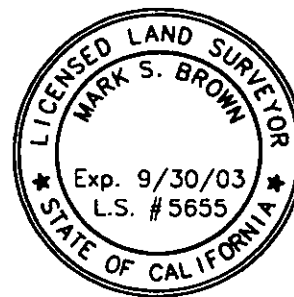
THENCE northerly to the left along said curve through a central angle of 63°24'10" an arc length of 36.51 feet to said line which is parallel with and distant 70.00 feet southerly from the centerline of Martin Luther King Boulevard;


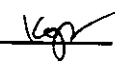
THENCE South 89°08'36" East, along said parallel line, a distance of 19.73 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM that portion of said Lot 29 lying within that certain parcel of land described in Quitclaim Deed recorded September 12, 1975, as Instrument No. 112024 of Official Records of said Riverside County.

Area - 81 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.



 2/12/00 Prep.   
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/03

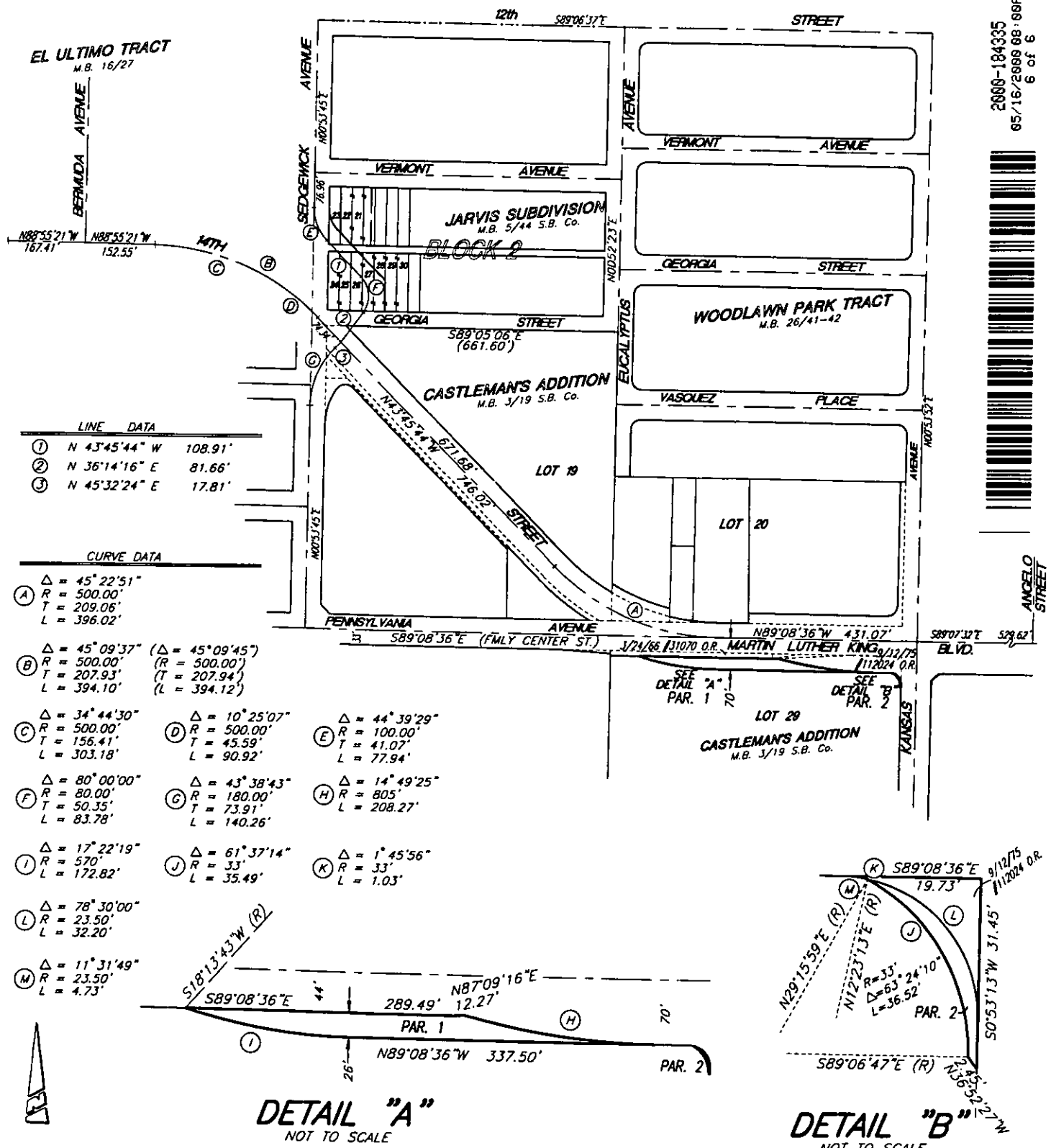


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ANCELO STREET



**• 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: 2/11/00

SUBJECT: 14TH STREET WIDENING

14566