

When recorded mail to:

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

DOC # 2000-184336

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: Carlo Dr. Street Improvements
A.P.N. 226-100-015

D - 14567

GRANT OF EASEMENT

C
LB

IVAN I. BALDWIN and VIOLET L. BALDWIN, Trustees of the Family Trust of Ivan I. Baldwin and Violet L. Baldwin, 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 May 2, 2000

IVAN I. BALDWIN and IVAN I. BALDWIN, Trustees of the Family Trust of Ivan I. Baldwin and Violet L. Baldwin

Ivan I. Baldwin
IVAN I. BALDWIN, Trustee

Violet L. Baldwin
VIOLET L. BALDWIN, Trustee

GENERAL ACKNOWLEDGEMENT

State of California
County of RIVERSIDE }^{ss}

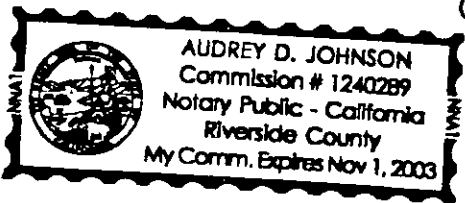
On 5-2-00, before me AUDREY D. JOHNSON
(date) (name)

a Notary Public in and for said State, personally appeared
IVAN I. BALDWIN & VIOLET L. BALDWIN, TRUSTEES
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.

Audrey D. Johnson
Signature



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
() Corporate Officer(s)
Title _____
Title _____

() Guardian/Conservator
() Individual(s)
(X) 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

BALDWINGOE.DOC

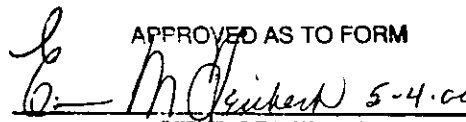
APPROVED AS TO FORM

DEPUTY CITY ATTORNEY



EXHIBIT "A"

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

That portion of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 33, Township 2 South, Range 5 West, San Bernardino Meridian, as shown by map entitled, "Plan showing subdivisions of Sec. 33 and Frl Sec 28 Town 2 S Range 5 W. SBM," on file in Book 2, Page 2 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at the southeast corner of Parcel No. 1 of Record of Survey on file in Book 31, Page 83 of Record of Surveys, records of Riverside County, California; said corner being in line which is parallel with and distant 33.00 feet westerly, as measured at right angles, from the centerline of Carlo Drive as shown by said Record of Survey;

THENCE South $0^{\circ}02'30''$ East, along said parallel line, a distance of 8.50 feet;

THENCE North $89^{\circ}57'30''$ East, at right angle to said centerline of Carlo Drive, a distance of 8.00 feet to a line which is parallel with and distant 25.00 feet westerly, as measured at right angles, from said centerline of Carlo Drive;

THENCE South $0^{\circ}02'30''$ East, along said last mentioned parallel line, a distance of 199.52 feet to the beginning of a tangent curve concaving northwesterly and having a radius of 34.50 feet;

THENCE southerly to the right along said curve through a central angle of $89^{\circ}30'00''$ an arc length of 53.89 feet to a point which lies 43.00 feet northerly of, as measured at right angle to, the centerline of Central Avenue as shown by said Record of Survey;

THENCE South $0^{\circ}32'30''$ East, at right angle to said centerline of Central Avenue, a distance of 4.00 feet to the northerly line of that certain parcel of land described in deed to the City of Riverside as Parcel 1 by document recorded January 17, 1969, as Instrument No. 5334 of Official Records of said Riverside County; said northerly line also being a line which is parallel with and distant 39.00 feet northerly, as measured at right angles, from said centerline of Central Avenue;

THENCE North $89^{\circ}27'30''$ East, along said northerly line, a distance of 41.74 feet to the southwesterly corner of that certain parcel of land described in deed to the City of Riverside by document recorded March 28, 1971, as Instrument No. 30910 of Official Records of said Riverside County; said corner being a point in a non-tangent curve concaving northwesterly, having a radius of 16.00 feet and from which the radius bears North $51^{\circ}51'34''$ West;



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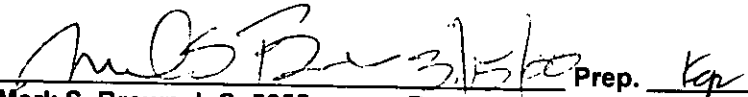
THENCE northerly to the left along the westerly line of said last mentioned parcel of land and along said curve through a central angle of 38°10'56" an arc length of 10.66 feet to a line which is parallel with and distant 14.00 feet westerly, as measured at right angles, from said centerline of Carlo Drive;

THENCE North 0°02'53" West, continuing along said westerly line and along said last mentioned parallel line, a distance of 236.43 feet to the southerly line of that certain parcel of land described in deed to the City of Riverside as Parcel No. 1 by document recorded May 6, 1960, in Book 2690, Page 575 of Official Records of said Riverside County;

THENCE South 89°26'30" West, along said southerly line, a distance of 19.00 feet to the POINT OF BEGINNING.

Area - 3154 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.


Mark S. Brown, L.S. 5655 Date 3/15/03 Prep. Kep
License Expires 9/30/03



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R/S 31/83
PARCEL NO. 1

589°26'30"W

5/16/60
2690/575 O.R.

33'

P.O.B.

8.5'

19'

N89°57'30"E

14'

25'

SE 1/4 SE 1/4 NW 1/4
POR. SECTION 33
T. 2 S., R. 5 W., S.B.M.
M.B. 2/2 S.B. Co.

DRIVE

199.52'

236.43'

285.30'

N00°02'30"W

CARLO

130910 O.R.
3/28/71



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$\Delta = 89.30^\circ$
 $R = 34.5'$
 $L = 53.89'$

S0°32'30"E

S89°34'E (P)

41.74'

15'

16'

38°10'56"

$L = 10.66'$

1/17/69 #5334 O.R. PARCEL 1

39'

CENTRAL

39'

AVENUE

N89°27'30"E

• 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

52-2

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 3/15/00

SUBJECT: CARLO DRIVE STREET IMPROVEMENTS

14567