

When recorded mail to:

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

DOC # 2000-205119

05/31/2000 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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A	R	L				COPY	LONG	REFUND	NCHG	EXAM

Project: *John F. Kennedy Dr.*
Tract 28863

D - 14575



GRANT OF EASEMENT

SHEFFIELD-TRAUTWEIN, LLC, a California Limited Liability Company, as Grantor, 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 11, 2000

**SHEFFIELD-TRAUTWEIN, LLC, a California
Limited Liability Company**

By: Sheffield Homes, its managing member

By: [Signature]
John K. Abel

Title: Member

By: _____

Title: _____

GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside }^{ss}

On 5/11/00 before me Cheryl Conway
(date) (name)

a Notary Public in and for said State, personally appeared
John K. Abel
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.

Cheryl Conway
Signature

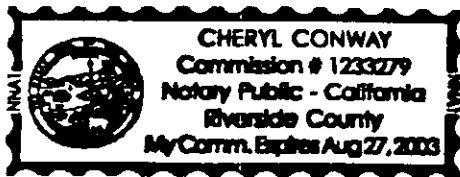
OPTIONAL SECTION

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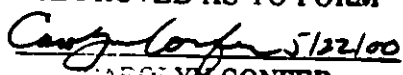
**CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)**

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 5/24/00


Real Property Services Manager
Of the City of Riverside

Jfctr28863r/w

APPROVED AS TO FORM

CAROLYN CONFER
ASSISTANT CITY ATTORNEY



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DESCRIPTION APPROVAL 5/24/00
Walter R. True by _____
SURVEYOR, CITY OF RIVERSIDE



Lawrence D. Talbot 5-10-00
Prepared under the supervision of
Lawrence D. Talbot, L.S. #6301
Expires 09/30/02
THE KEITH COMPANIES, INC.
22690 Cactus Avenue, Suite 300
Moreno Valley, CA 92553
(909) 653-0234

EXHIBIT "A"
LEGAL DESCRIPTION
DESCRIPTION OF ROAD EASEMENT

THOSE PORTIONS OF PARCEL 19 OF PARCEL MAP NO. 4806, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 7, PAGES 8 THROUGH 12, INCLUSIVE, OF PARCEL MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

PARCEL "A"

BEGINNING AT A POINT IN THE NORTHERLY BOUNDARY OF TRACT NO. 28863 AS SHOWN ON A MAP FILED IN BOOK 276, PAGES 6 THROUGH 10, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY, SAID POINT BEING DISTANT THEREON NORTH 89°01'34" EAST, 0.43 FEET FROM THE MOST EASTERLY CORNER OF LOT "F" AS SHOWN ON SAID MAP, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 756.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 13°19'37" EAST;

THENCE EASTERLY ALONG SAID CURVE 49.44 FEET THROUGH A CENTRAL ANGLE OF 03°44'48" TO A LINE PARALLEL WITH AND 44 FEET NORTHWESTERLY FROM THE CENTERLINE OF JOHN F. KENNEDY DRIVE, AS SHOWN ON SAID MAP;

THENCE ALONG SAID PARALLEL LINE NORTH 72°55'35" EAST, 74.70 FEET;

THENCE NORTH 27°55'37" EAST, 32.53 FEET TO THE SOUTHWESTERLY LINE OF PARCEL 7 AS SHOWN ON A MAP FILED IN BOOK 83, PAGES 59 AND 60 OF RECORD OF SURVEYS OF SAID COUNTY;

THENCE ALONG SAID SOUTHWESTERLY LINE SOUTH 17°04'21" EAST, 51.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 41.50 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 78°39'03" EAST;



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THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE SOUTHERLY ALONG SAID CURVE 13.13 FEET THROUGH A CENTRAL ANGLE OF 18°07'34" TO THE NORTHERLY BOUNDARY OF SAID TRACT NO. 28863;

THENCE ALONG SAID NORTHERLY BOUNDARY SOUTH 89°01'34" WEST, 144.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.072 ACRES, MORE OR LESS.

PARCEL "B"

BEGINNING AT A POINT IN SAID NORTHERLY BOUNDARY, DISTANT THEREON SOUTH 89°01'34" WEST, 27.51 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT "F";

THENCE ALONG SAID NORTHERLY BOUNDARY OF TRACT NO. 28863 SOUTH 89°01'34" WEST, 166.63 FEET TO THE EASTERLY LINE OF PARCEL "A" AS DESCRIBED IN A DEED RECORDED FEBRUARY 8, 1989 AS INSTRUMENT NO. 40383 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG SAID EASTERLY LINE NORTH 0°59'02" WEST, 37.40 FEET, TO A LINE PARALLEL WITH AND 38 FEET NORTHEASTERLY FROM THE CENTERLINE OF SAID JOHN F. KENNEDY DRIVE;

THENCE ALONG SAID PARALLEL LINE SOUTH 78°19'26" EAST, 170.78 FEET TO THE NORTHERLY LINE OF SAID TRACT 28863 AND THE POINT OF BEGINNING.

CONTAINING 0.024 ACRES, MORE OR LESS.



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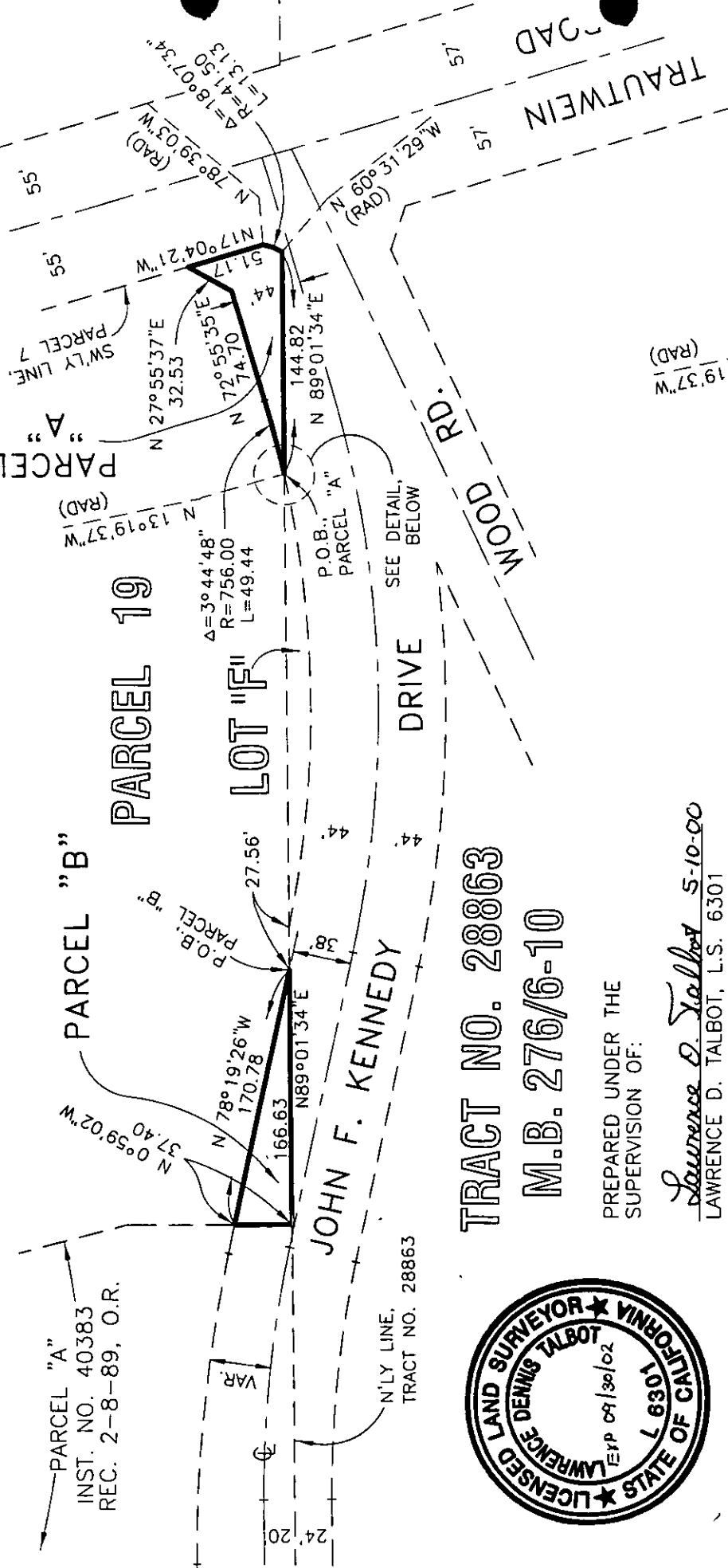
SCALE: 1" = 100'



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65/31/2800 88:68A
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MAP TO ACCOMPANY DESCRIPTION ROAD EASEMENT

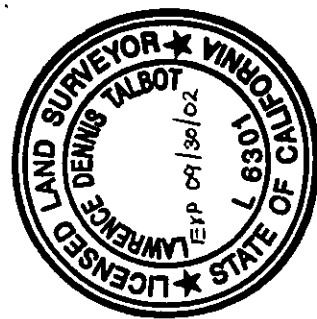
PARCEL MAP NO. 4806 P.M.B. 7/8-12 R.S. 83/59-60



TRACT NO. 28863 M.B. 276/6-10

PREPARED UNDER THE
SUPERVISION OF:

Lawrence D. Talbot 5-10-00
LAWRENCE D. TALBOT, L.S. 6301



The Keith Companies TKC

22690 Coctus Avenue, Suite 300 Moreno Valley, CA 92553-9024 (909) 653-0234

87.5
14575

DETAIL
NO SCALE