

When recorded mail to:

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

**DOC # 2003-989965**

12/19/2003 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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FOR RECORDER'S OFFICE USE ONLY

Project: LLA-019-023  
APN: 141-280-011 Ambs Dr.

**D - 15263**

**GRANT OF EASEMENT**

MICHAEL WESLEY ENTERPRISES, a California Corporation, 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.



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Dated November 25, 2003

MICHAEL WESLEY ENTERPRISES, a  
California Corporation

By: [Signature]  
Richard J. Milligan  
Title: President

By: [Signature]  
Title: vicepresident  
MARIA C. MILLIGAN

GENERAL ACKNOWLEDGEMENT

State of California  
County of Riverside } ss

On Nov. 25, 2003, before me Minerva Manriquez  
(date) (name)

a Notary Public in and for said State, personally appeared

Richard James Milligan and Maria Cristina Milligan  
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. 20534 of said City Council adopted September 23, 2003, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 12/10/03

**CITY OF RIVERSIDE**

BY *Neil Hartung*

Administrative Services Manager

APPROVED BY: *[Signature]*  
CITY ATTORNEY'S OFFICE

BY *[Signature]*  
Deputy City Attorney



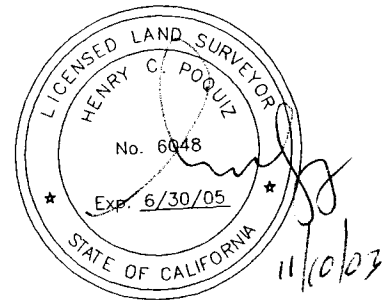
2003-903965  
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**LEGAL DESCRIPTION  
AMBS STREET DEDICATION  
LL-019-023**

THAT PORTION OF LOT 10 IN BLOCK "A" OF BONNIE BANKS TRACT IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 11, PAGE 55 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF SAID LOT 10, SAID POINT ALSO BEING ON A NON-TANGENT CURVE HAVING A RADIUS OF 537.18 FEET AND A RADIAL BEARING OF NORTH 46°51'40" EAST; THENCE SOUTH 32°10'00" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 10, A DISTANCE OF 13.43 FEET TO THE BEGINNING OF A 550.18 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, A RADIAL TO SAID BEGINNING BEARS SOUTH 46°30'23" WEST; THENCE SOUTHEASTERLY, ALONG SAID CURVE, CONCENTRIC WITH THE NORTHEASTERLY LINE OF SAID LOT 10 THROUGH A CENTRAL ANGLE OF 01°04'21" AN ARC DISTANCE OF 10.30 FEET; THENCE NON-TANGENT TO SAID CURVE, NORTH 32°10'00" EAST PARALLEL WITH SAID NORTHWESTERLY LINE OF LOT 10, A DISTANCE OF 13.37 FEET TO THE BEGINNING OF A 537.18 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, A RADIAL TO SAID BEGINNING BEARS SOUTH 45°45'40" WEST, SAID POINT ALSO BEING ON THE NORTHEASTERLY LINE OF SAID LOT 10; THENCE NORTHWESTERLY, ALONG SAID CURVE AND NORTHEASTERLY LINE OF LOT 10, THROUGH A CENTRAL ANGLE OF 01°06'00" AN ARC DISTANCE OF 10.31 FEET TO THE POINT OF BEGINNING.

THE AREA OF THE ABOVE DESCRIBED PROPERTY IS APPROXIMATELY 133.97 SQUARE FEET MORE OR LESS.

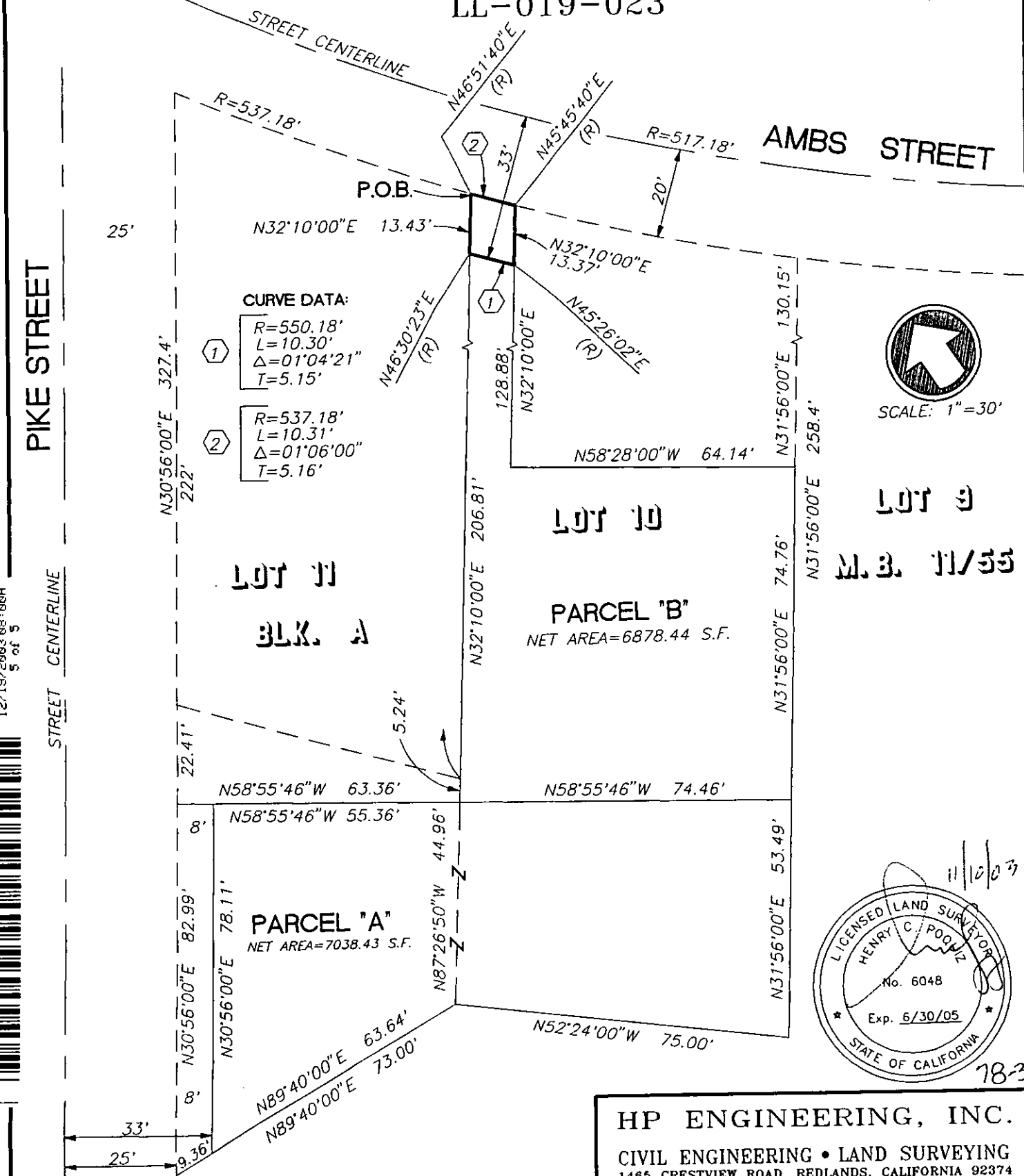


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11 2703  
*[Handwritten signature]*

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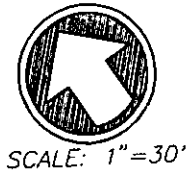
# AMBS STREET DEDICATION EXHIBIT PLAT LL-019-023



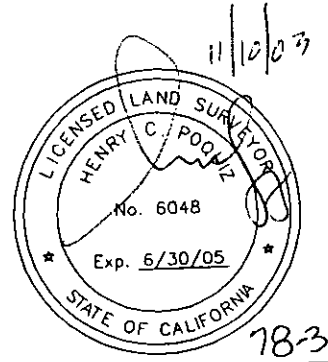
**CURVE DATA:**

①  
 R=550.18'  
 L=10.30'  
 Δ=01°04'21"  
 T=5.15'

②  
 R=537.18'  
 L=10.31'  
 Δ=01°06'00"  
 T=5.16'



**LOT 10**  
**M.B. 11/55**



**HP ENGINEERING, INC.**  
 CIVIL ENGINEERING • LAND SURVEYING  
 1465 CRESTVIEW ROAD, REDLANDS, CALIFORNIA 92374  
 Tel. (909) 799-6797 Fax (909) 799-1508

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