

When recorded mail to:

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

**DOC # 2004-0297465**

04/23/2004 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: LL-046-023

A.P.N. 146-241-004 & 005

D - 15323



GRANT OF EASEMENT

**THEO TRAN and CHRISTY MAI TRAN, 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 02/25/04

*Theo Tran*  
THEO TRAN

*Christy Mai Tran*  
CHRISTY MAI TRAN



**GENERAL ACKNOWLEDGEMENT**

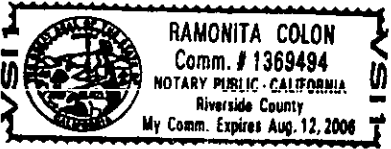
State of California

County of Riverside } ss

On 25<sup>th</sup> Feb-2004, before me Ramonita Colon  
(date) (name)

a Notary Public in and for said State, personally appeared  
Theo Tran and Christy Mai Tran  
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.

Ramonita Colon  
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 Feb 25 2004

**CITY OF RIVERSIDE**

APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

By Mel Haining

Administrative Services Manager

[Signature]  
Deputy City Attorney



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**STREET DEDICATION, LOT LINE ADJUSTMENT LL-046-023**

**PARCEL "A"**

PORTIONS OF LOTS 23 AND 24 IN BLOCK 30 OF LA SIERRA GARDENS, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11 PAGES 42 TO 50, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 23, SAID POINT IS ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF HOLE AVENUE (40' FEET, HALF WIDTH); THENCE NORTH 11°06'00" EAST ALONG THE WESTERLY LINE OF SAID LOT 23, A DISTANCE OF 4.00 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 44.00 FEET NORTHEASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF HOLE AVENUE; THENCE SOUTH 78°54'24" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 203.00 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 24, SAID NORTHEASTERLY LINE IS ALSO BEING THE SOUTHWESTERLY RIGHT OF WAY LINE OF DOANE AVENUE; THENCE SOUTH 30°52'15" EAST ALONG SAID NORTHEASTERLY LINE OF LOT 24 AND THE SOUTHWESTERLY LINE OF DOANE AVENUE, A DISTANCE OF 5.38 FEET TO THE SOUTHEAST CORNER OF SAID LOT 24; THENCE NORTH 78°54'24" WEST ALONG THE SOUTHWESTERLY LINES OF SAID LOTS 24 AND 23, AND THE NORTHERLY RIGHT OF WAY LINE OF HOLE AVENUE, A DISTANCE OF 206.60 FEET TO THE POINT OF BEGINNING.

THE AREA OF THE ABOVE DESCRIBED PROPERTY IS APPROXIMATELY 819 SQUARE FEET MORE OR LESS.

**PARCEL "B"**

THAT PORTION OF LOT 24 IN BLOCK 30 OF LA SIERRA GARDENS, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGES 42 TO 50, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 24; THENCE SOUTH 30°52'15" EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 24, SAID NORTHEASTERLY LINE IS ALSO BEING THE SOUTHWESTERLY RIGHT OF WAY LINE OF DOANE AVENUE (25' FEET, HALF WIDTH), A DISTANCE OF 196.35 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 4.00 FEET NORTHEASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTHWESTERLY LINE OF SAID LOT 24; THENCE NORTH 78°54'24" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 10.76 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 33.00 FEET SOUTHWESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF DOANE AVENUE; THENCE NORTH 30°52'15" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 196.35 FEET

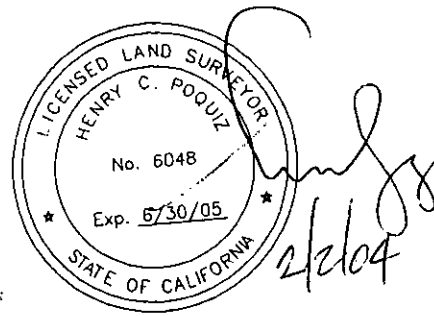


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TO THE NORTHEASTERLY LINE OF SAID LOT 24; THENCE SOUTH 78°54'24" EAST  
ALONG SAID NORTHEASTERLY LINE OF LOT 24, A DISTANCE OF 10.76 FEET TO THE  
POINT OF BEGINNING.

THE AREA OF THE ABOVE DESCRIBED PROPERTY IS APPROXIMATELY 1,570.81  
SQUARE FEET MORE OR LESS.

DESCRIPTION APPROVAL 2/17/2004  
K. Strout  
for SURVEYOR, CITY OF RIVERSIDE by \_\_\_\_\_





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# STREET DEDICATION EXHIBIT PLAT LL-046-023



SCALE: 1"=30'

LOT 15

N78°54'24"W 10.76'

N78°54'24"W 71.69'

N78°54'24"W 60.93'

P.O.B.  
PARCEL 'B'

25'

33'

8'

DOANE AVENUE  
STREET CENTERLINE  
N30°52'15"W  
196.35'

N30°52'15"W  
196.35'

N30°52'15"W  
196.35'

PARCEL 'B'

N30°52'15"W  
5.38'

LOT 22

150.00

N11°06'00"E 146.00'

LOT 23

BLK 30

LOT 24

M.B. 11/42-50

PARCEL 'A'

N78°54'24"W 203.00'

N78°54'24"W 206.60'

N78°54'24"W 10.76'

P.O.B.  
PARCEL 'A'

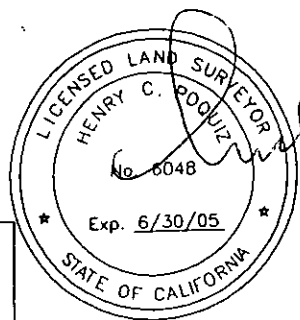
40'

44'

N78°54'24"W

STREET CENTERLINE

HOLE AVENUE



2/2/04

645

HP ENGINEERING, INC.

CIVIL ENGINEERING • LAND SURVEYING  
1465 CRESTVIEW ROAD, REDLANDS, CALIFORNIA 92374

Tel. (909) 799-6797

Fax (909) 799-1508

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

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