

When recorded mail to:

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

**DOC # 2004-0991693**

12/15/2004 08:00A Fee:NC

Page 1 of 4

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: P04-0741 & P04-0567  
APN 263-280-001, 002, 003, 004 & 263-290-001  
Address: Sycamore Canyon Blvd. @ Eastridge Ave

**D- 15409**

**TRA 009**



**GRANT OF EASEMENT**

**RAY MAGNON**, an individual, as his sole and separate property, 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 11-23-04

*Ray Magnon*  
RAY MAGNON

GENERAL ACKNOWLEDGEMENT

State of California }  
County of RIVERSIDE } ss

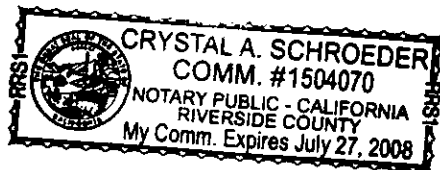
On NOV. 23, 2004, before me CRYSTAL A. SCHROEDER  
(date) (name)

a Notary Public in and for said State, personally appeared

RAY MAGNON

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.

Crystal A. Schroeder  
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 12/10/04

CITY OF RIVERSIDE

By [Signature]  
Administrative Services Manager

APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

[Signature]

2004-0981633  
12/15/2004 08:00A  
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# EXHIBIT "A"

## DEDICATION

Being a portion of Parcels 1 through 5 of Parcel Map No. 24733 as shown by map on file in Book 175 of Parcel Maps, Pages 30 through 36, inclusive, records of Riverside County, California, located in the City of Riverside, Riverside County, California, described as follows:

**BEGINNING** at the Northwest corner of said Parcel 1;

THENCE North 89°20'39" East along the North line of said Parcel 1, a distance of 2.00 feet;

THENCE South 00°27'21" East and parallel with the West lines of said Parcels 1, 2, 3 and 4, a distance of 1100.19 feet to the beginning of a curve, concave Northeasterly, having a radius of 945.00 feet;

THENCE Southeasterly along said curve and parallel with the Southwesterly lines of said Parcels 4 and 5, through a central angle of 37°32'32", an arc distance of 619.20 feet to which point a radial line bears South 52°00'08" West;

THENCE South 37°59'52" East, a distance of 278.26 feet to a point on the Southeasterly line of said Parcel 5;

THENCE South 52°00'08" West along said Southeasterly line of Parcel 5, a distance of 2.00 feet to the most Southerly corner thereof;

THENCE North 37°59'52" West along the Southwesterly line of said Parcel 5, a distance of 278.26 feet to the beginning of a curve, concave Northeasterly, having a radius of 947.00 feet;

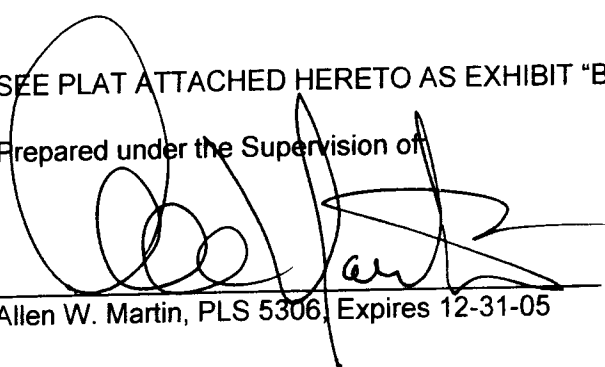
THENCE Northwesterly along said Southwesterly lines of Parcels 4 and 5 and along said curve, through a central angle of 37°32'32", an arc distance of 620.51 feet to which point a radial line bears South 89°32'39" West;

THENCE North 00°27'21" West along the West lines of Parcels 1 through 4, a distance of 1100.18 feet to the **POINT OF BEGINNING**.

Containing 0.09 acres (3,997 square feet), more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B".

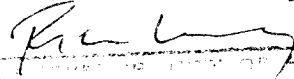
Prepared under the Supervision of

  
Allen W. Martin, PLS 5306, Expires 12-31-05



DESCRIPTION APPROVAL

12, 03, 04

  
FOR THE CITY OF RIVERSIDE

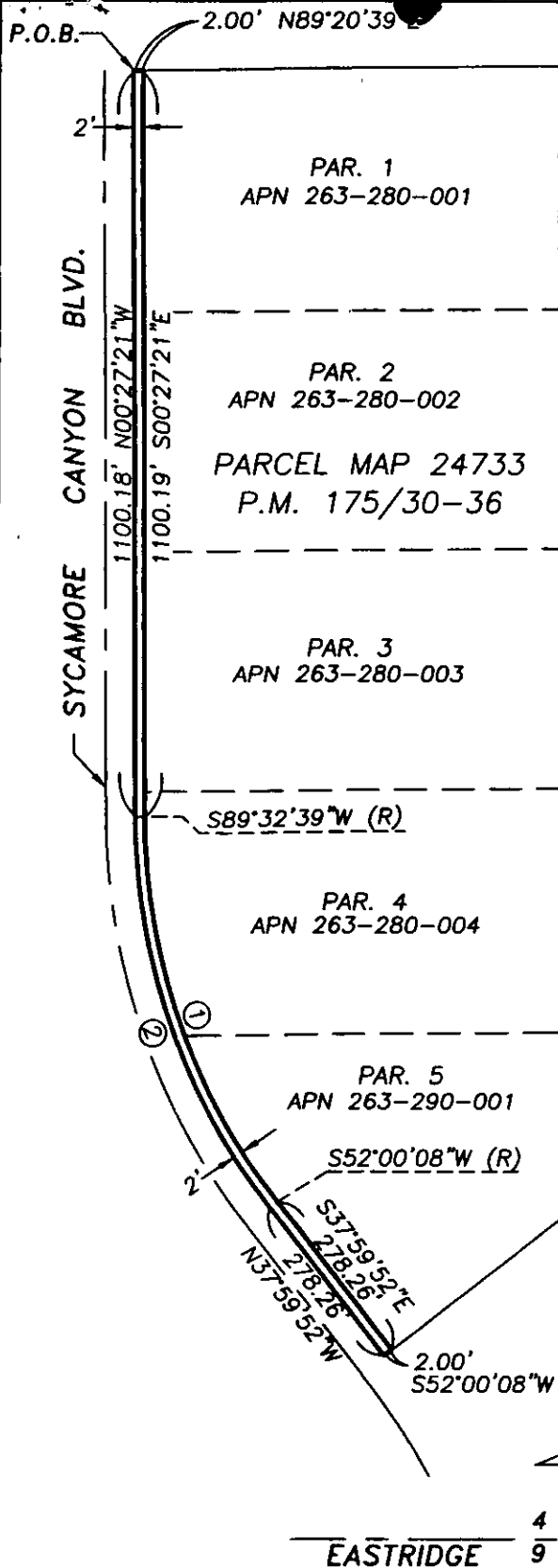
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2004-000001  
12/15/2004 08:00A  
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15409-3

EXHIBIT "B"



CURVE DATA

- ①  $\Delta = 37^{\circ}32'32''$   
 $R = 945.00'$   
 $L = 619.20'$
- ②  $\Delta = 37^{\circ}32'32''$   
 $R = 947.00'$   
 $L = 620.51'$

*[Handwritten Signature]*

Sheet: 1 OF 1  
 Date: MARCH 2004  
 W.O. 24111

**DEDICATION**

Southland Engineering  
 2200 BUSINESS WAY, Ste. 100  
 RIVERSIDE, CA. 92501  
 (909) 788-8488

58-8  
 73-2

15409