

When recorded mail to:

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

DOC # 2005-0054826

01/20/2005 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records
County of Riverside

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: Tract 31238
APN: 266-050-003
Address: N/A

D - 15421



GRANT OF EASEMENT

CENTEX HOMES, a Nevada General Partnership, 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 OCTOBER 4, 2004

CENTEX HOMES, a Nevada General Partnership

BY: [Signature]
DAVID L. HAHN

Title: DIVISION PRESIDENT

BY: [Signature]
LEO MCKINLEY

Title: DIVISION CONTROLLER

GENERAL ACKNOWLEDGEMENT

State of California }
County of RIVERSIDE } ss

On OCT. 4, 2004, before me MARGARET TAULANE
(date) (name)

a Notary Public in and for said State, personally appeared

DAVID L. HAHN AND LEO MCKINLEY
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 12/20/04

CITY OF RIVERSIDE

BY Michael Gutierrez

Administrative Services Manager

APPROVED AND FORWARDED
CITY ATTORNEYS OFFICE

BY W. J. Smith
Deputy City Attorney

2005-0054826
01/20/2005 09:09A
3 of 5



EXHIBIT "A"
PUBLIC ROAD & UTILITY EASEMENT

That portion of the southwest quarter of the northeast quarter of Section 30, Township 3 South, Range 4 West, San Bernardino Meridian, described as follows:

BEGINNING at the southeast corner of said southwest quarter of the northeast quarter of Section 30;

Thence North 00° 36' 12" East along the east line of said southeast quarter of the northeast quarter of Section 30, a distance of 251.11 feet to the beginning of a tangent curve, concave to the west, having a radius of 300.00 feet;

Thence northerly and westerly along said curve, to the left, through a central angle of 32° 05' 07", an arc distance of 168.00 feet;

Thence North 31° 28' 55" West, a distance of 17.63 feet;

Thence North 58° 31' 05" East, a distance of 65.14 feet to a point on the east line of the southwest quarter of the northeast quarter of Section 30;

Thence North 00° 36' 12" East along said east line of the southwest quarter of the northeast quarter of Section 30, a distance of 38.95 feet;

Thence South 58° 31' 05" West a distance of 118.83 feet;

Thence South 31° 28' 55" East, a distance of 50.63 feet to the beginning of a tangent curve, concave to the west, having a radius of 300.00 feet;

Thence easterly and southerly along said curve, to the right, through a central angle of 32° 05' 07", an arc distance of 149.52 feet to a point on a line parallel with and distant westerly 33.00 feet, measured at a right angle, from said east line of the southwest quarter of the northeast quarter of Section 30;

Thence South 00° 36' 12" West, along said parallel line, a distance of 251.34 feet to a point on the south line of said southwest quarter of the northeast quarter of Section 30;

Thence South 89° 47' 31" East along said south line, a distance of 133.00 feet to the **TRUE POINT OF BEGINNING**;

Containing 0.41 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B"


PREPARED UNDER MY SUPERVISION:


Mohammad A. Faghihi, L.S. 6607

8/3/04
Date:



Prepared By: 
Checked By: 

DESCRIPTION APPROVAL

SURVEYOR, CITY OF RIVERSIDE

2005-0054826
01/20/2005 08:00A
4 of 5



EXHIBIT "B"

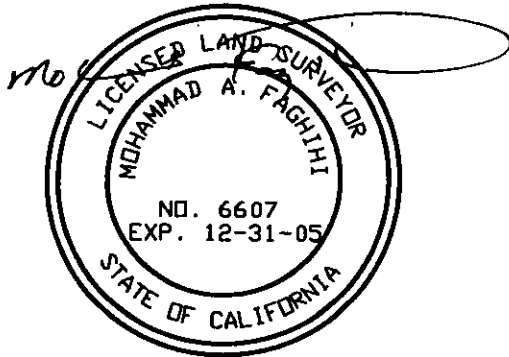


SCALE: 1"=100'

S.W. 1/4, N.E. 1/4
SEC. 30

PARCEL C OF LOT LINE
ADJUSTMENT NO. 4530,
INST. NO. 2002-737130

C.L. TAFT STREET (TO VAN BUREN BLVD.)



C.L. KRAMERIA AVENUE

N89°47'31"W 1322.71'

N.W. 1/4, S.E. 1/4
SEC. 30

0.41 AC.

S.E. 1/4,
N.E. 1/4
SEC. 30

N.E. 1/4,
S.E. 1/4
SEC. 30

33.00'
S89°47'31"E

P.O.B.

S00°36'12"W
251.34'

N00°36'12"E
251.11'

N00°36'12"E
38.95'

S58°31'05"W
118.83'

S31°28'55"E
20.53'

N58°31'05"E
65.14'

S31°28'55"E
17.63'

R=300.00'
Δ=32°05'07"
L=168.00'
T=86.27'

R=267.00'
Δ=32°05'07"
L=149.52'
T=76.78'

N89°23'48"W (R)

2005-0054826
01/26/2005 08:08A
5 of 5



G:\2003\03-0426\Final Map\Easement.pro

ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

SECTION 30, T. 3 S., R. 4 W., S.B.M.

CITY OF RIVERSIDE

101-6

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

W.O. 03-0426

SCALE: 1"= 100'

DRWN BY *[Signature]* DATE 7/20/04
CHKD BY *[Signature]* DATE 7/20/04

SUBJECT: ROAD AND UTILITY EASEMENT

15421