

When recorded mail to:

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

**RECEIVED**

DEC 1 2005

**CITY OF RIVERSIDE  
CITY CLERK'S OFFICE**

DOC # 2005-0941393

11/14/2005 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Larry W. Ward

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: Tract 32046  
APN: 226-100-011  
Address: 4955 Central Avenue

**D - 15589**

**GRANT OF EASEMENT**

DAVID J. MARTIS and JOANNE ROWDAN, 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.

Date 10/30/05

\_\_\_\_\_  
DAVID J. MARTIS

Date 10/30/05

\_\_\_\_\_  
JOANNE ROWDAN  
E

**GENERAL ACKNOWLEDGEMENT**

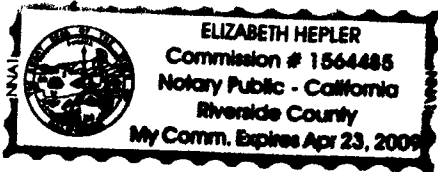
State of California }  
County of Riverside } ss

On 10/30/05, before me Elizabeth Hepler  
(date) (name)

a Notary Public in and for said State, personally appeared

David J. Martis and Joanne Rowden  
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.

Elizabeth Hepler  
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. 21027 of said City Council adopted September 6, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

DATED 11/10/05

**CITY OF RIVERSIDE**

APPROVED AS TO FORM  
CITY ATTORNEYS OFFICE

By: Amelia M. Varlani

BY [Signature]  
Deputy City Attorney

11/14/2005 08:00F  
2 of 4



**GENERAL ACKNOWLEDGEMENT**

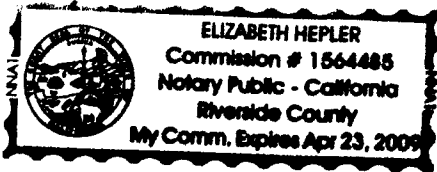
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Title \_\_\_\_\_

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DATED 11/10/05

**CITY OF RIVERSIDE**

APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

By: Amelia M. Varlani

BY [Signature]  
Deputy City Attorney

11/14/2005 08:00R  
2 of 4

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

STREET & HIGHWAY PURPOSES  
APN 226-100-011

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING DESCRIBED AS FOLLOWS:

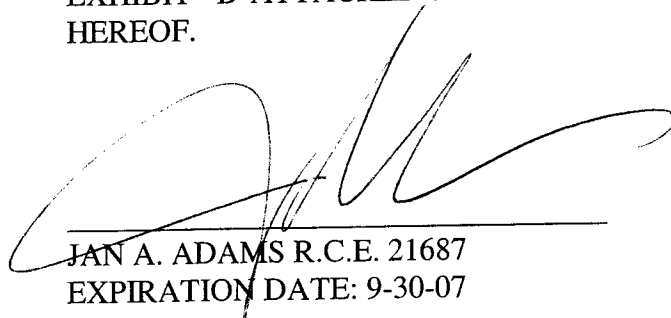
THE NORTH 12.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 2, PAGE 2 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE WESTERLY RECTANGULAR 2 AND 5/6<sup>th</sup> ACRES THEREOF AND THE EASTERLY RECTANGULAR 5 ACRES THEREOF.

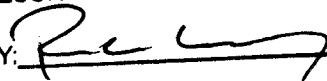
ALSO EXCEPTING THEREFROM THE SOUTHERLY 25 FEET THEREOF FOR CENTRAL AVENUE.

EXHIBIT B ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

  
\_\_\_\_\_  
JAN A. ADAMS R.C.E. 21687  
EXPIRATION DATE: 9-30-07



DESCRIPTION APPROVAL:

BY:  11.08.05  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR



2005-0941393  
11/14/2005 08:00A  
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15589

EXHIBIT B

APN: 226-100-006

OWNER: BERNARD J. WEINFURTNER AND  
MARY FRANCES WEINFURTNER

APN: 226-090-001  
OWNER: LISA WELLS

APN: 226-100-007  
OWNER: BERNARD J. WEINFURTNER

APN: 226-100-010  
OWNER: APODACA

ULTIMATE PROPOSED RIGHT OF WAY

APN: 226-100-011  
OWNER: JOANNE R. & DAVID J. MARTIS  
ROWDEN

APN: 226-100-012  
OWNER: RAUL RAMIREZ

RICHMOND AMERICAN  
T.T.M.  
32046

39'

275'

215'

39'

132'

33'

99'

99'

129.7'

99'

33'

C/L CENTRAL AVE.

EXIST. R/W

EXIST. PROPERTY,  
FUTURE CENTER LINE

DRIVE

EXIST. R/W

BEATTY

CARLO DRIVE

SCALE 1"=100'



INTERIM RIGHT OF WAY DEDICATION REQUIRED BY  
CITY OF RIVERSIDE OF RICHMOND AMERICAN

BEATTY DRIVE RIGHT OF WAY 52.2  
DEDICATION FOR APN: 226-100-011



ADAMS - STREETER  
CIVIL ENGINEERS, INC.

15 Corporate Park, Irvine, CA 92606  
Ph:949 474-2330 Fax:949 474-0251

09-30-05

15589

11/14/2005 08:08R  
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