

When recorded mail to:

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

DOC # 2006-0414160

06/08/2006 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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Project: Arlington Avenue Widening
APN: 229-070-015
Address: 3570 Arlington Avenue

D -

W C SL

GRANT OF EASEMENT

CHRISTIAN E. SINGLETARY and RU ANNA SINGLETARY, 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 5/17/06

CHRISTIAN E. SINGLETARY

Dated 5/17/06

RU ANNA SINGLETARY

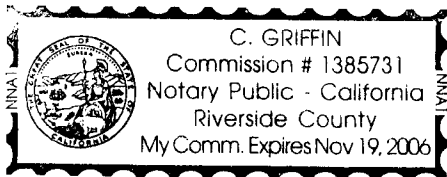
GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On 5/17/06 before me C. Griffin
(date) (name)

a Notary Public in and for said State, personally appeared
Christian E. Singletary & Rebecca Singletary
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.

C. Griffin
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 5/30/06

CITY OF RIVERSIDE

Approved As To Form
City Attorney's Office

By: Amelia M. Valdez

By: Mark Pausers
Deputy City Attorney



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EXHIBIT A

APN: 229-070-015
Street & Highway Easement

That certain real property in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

That portion of the following described property lying northerly of a line that is parallel with, and 60.00 feet southerly, measured at right angles, from the centerline of Arlington Avenue, as shown on Arlington Avenue Tract, filed in Book 24, Page 67, in the Office of the County Recorder of said County:

That portion of Blocks 18 and 19, together with that portion of an 80.00 foot strip of land lying between said blocks, as shown by the Map of the Lands of the Riverside Land & Irrigating company, filed in Map 1, Page 72 (known in the City of Riverside as map filed in Book 1, Page 70), records of San Bernardino County, California, described as follows:

BEGINNING at the northwest corner of Lot "A" of said Arlington Avenue Tract;

Thence South 00°44' West along the westerly line of said Lot "A" and Lot 11 of said Arlington Avenue Tract, a distance of 130.00 feet to the southwesterly corner of said Lot 11;

Thence North 89°16' East along the southerly line of said Lot 11, a distance of 65.00 feet to the southeasterly corner thereof;

Thence South 00°44' West along the southerly prolongation of the easterly line of said Lot 11 to a point on the northwesterly line of that certain parcel conveyed to the Riverside Water Company, by deed recorded January 19, 1960, as Instrument No. 4997, in Book 2618, Page 543 of Official Records of said Riverside County;

Thence South 43°57'32" West along said northwesterly line and its southwesterly prolongation to a point on the centerline of the Upper Canal of the Riverside Water Company;

Thence southwesterly along said centerline to a point on a line that is parallel with, and 175.00 feet easterly, measured at right angles, from the westerly line of that certain parcel conveyed to Dominic Tavaglione, et ux, by deed recorded December 15, 1942, as Instrument No. 861, in Book 564, Page 41 of Official Records of said Riverside County;

Thence northerly along said parallel line to a point on the southerly line of said Arlington Avenue;



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Thence easterly along said southerly line to the **POINT OF BEGINNING**;


EXCEPTING THEREFROM that portion conveyed to the City of Riverside by deed recorded April 30, 1965, as Instrument No. 50654 of Official Records of said Riverside County;

ALSO EXCEPTING THEREFROM that portion conveyed to the State of California by deed recorded February 1, 1957, in Book 2034, Page 17 of Official Records of said Riverside County;

ALSO EXCEPTING THEREFROM that portion lying within the Upper Canal of the Riverside Water Company;

ALSO EXCEPTING THEREFROM that portion lying easterly of the westerly line of that certain parcel conveyed to the City of Riverside by deed recorded July 25, 1986, as Instrument No. 176504 of Official Records of said Riverside County, and its southerly prolongation;

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 1/10/06 Date Prep. el
Mark S. Brown, L.S. 5655
License Expires 9/30/07



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ARLINGTON AVENUE

PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED DEED RECORDED 07-25-86 AS INSTRUMENT NO. 176504

P.O.B.

LOT A

60.00'

65.00'

S 00°44' W 130.00'

ARLINGTON AVENUE TRACT

M.B. 24/67

11

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LOCATION OF EASEMENT

RIVERSIDE LAND

BLOCK 18

& IRRIGATING COMPANY

M.B. 1/72

BLOCK 18

PARCEL CONVEYED TO DOMINIC TAVAGLIONE, ET UX, BY DEED RECORDED DECEMBER 15, 1942, AS INSTRUMENT NO. 861, IN BOOK 564, PAGE 41, O.R.

175.00'

S 43°57'33" W

HIGHWAY 91

L1

L2



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°16' E	65.00'
L2	S 00°44' W	-

• CITY OF RIVERSIDE, CALIFORNIA •

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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

SCALE: 1"=60'

DRAWN BY: RICH DATE: 01/10/06

SUBJECT: ARLINGTON AVENUE WIDENING - SINGLETARY



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