

When recorded mail to:

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

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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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM 023

Project: PM 33246  
 APN: 263-280-042

D - 15920

23

C  
023

**GRANT OF EASEMENT**

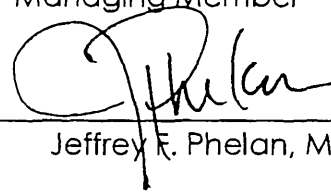
SYCCANYONS & SIERRA DCT/PDC, LLC, a Delaware Limited Liability Company, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, an easement 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 12-11-06

**SYCCANYONS & SIERRA DCT/PDC, LLC**  
a Delaware Limited Liability Company.

**BY: SYCCANYONS JP/PI, LLC,**  
a California Limited Liability Company,  
Managing Member

**BY: Phelan Properties, LLC,**  
a California Limited Liability Company  
Managing Member

BY:   
Jeffrey F. Phelan, Manager

**GENERAL ACKNOWLEDGEMENT**

**OPTIONAL SECTION**

State of California }  
County of ORANGE } SS  
DECEMBER  
On 11, 2006, before me LORI F. SKELTON, PUBLIC, NOTARY  
(date) (name)

CAPACITY CLAIMED BY SIGNER

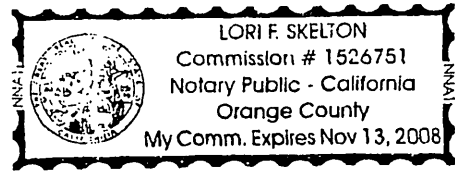
( ) Attorney-in-fact  
( ) Corporate Officer(s)  
Title \_\_\_\_\_  
Title \_\_\_\_\_

a Notary Public in and for said State, personally appeared  
JEFFREY F. PHELAN  
Name(s) of Signer(s)

( ) Guardian/Conservator  
( ) Individual(s)  
( ) Trustee(s)  
  
( ) Other  
\_\_\_\_\_  
\_\_\_\_\_

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.

( ) Partner(s)  
( ) General  
( ) Limited



The party(ies) executing this document is/are representing:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

WITNESS my hand and official seal.  
  
Signature

**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 12/15/2006

**CITY OF RIVERSIDE**

By: *Donald G. Gini*

*ASST. DIRECTOR-DEVELOPMENT*

**APPROVED AS TO FORM**

*Art Smith*  
SUPERVISING DEPUTY CITY ATTORNEY

**EXHIBIT "A"**

**City of Riverside**

**Sierra Ridge Drive**

**Right of Way Dedication**

**SIERRA RIDGE DRIVE**

Those portions of Parcels 18, 19, 20, 21, 22, 23 and 85 of Parcel Map No. 24535, on file in Book 162 of Parcel Maps, Pages 84 through 90 inclusive, Records of Riverside County, California, being a portion of Section 4, Township 3 South, Range 4 West, San Bernardino Meridian, said portions being more particularly described as follows:

**COMMENCING** at the Southeast Corner of the Southwest Quarter of the Northeast Quarter of the Southeast Quarter of said Section 4 as shown on said Parcel Map 24535;

**Thence** S 89°28'31" W along the Southerly Sixteenth line, a distance of 28.99 feet to the Westerly right-of-way line of Sycamore Canyon Boulevard and to the **Point of Beginning**;

**Thence** continuing S 89°28'31" W along said Southerly Sixteenth line, a distance of 1311.66 feet to the Southwest corner of the Southeast Quarter of the Northwest Quarter of the Southeast Quarter of said Section 4 and to a point of intersection of the Southerly prolongation of the Westerly line of said Parcel 23;

**Thence** N 00°14'56" W along said Southerly prolongation of the Westerly line of Parcel 23, a distance of 37.00 feet to a line lying parallel to and 37.00 feet Northerly of said Southerly Sixteenth line;

**Thence** N 89°28'31" E along said parallel line 903.15 feet to a tangent curve, radius 1775.00 feet and concave Northerly, said curve being parallel to and 17 feet Southerly of the Southerly line of Remainder Parcel "B" being a portion of Parcel Map 31139-1 said County of Riverside Records;

**Thence** along said curve 286.89 feet and through a central angle of 09°15'38";

**Thence** N 80°12'53" E a distance of 86.15 feet along a line parallel to and 17 feet Southerly of the Southerly line of said Remainder Parcel "B";

**Thence** N 35°14'42" E a distance of 35.45 feet to the westerly right-of-way line of Sycamore Canyon Boulevard and a non tangent curve with a radial bearing N 82°56'33" E, radius 1053.00 feet, concave Easterly;

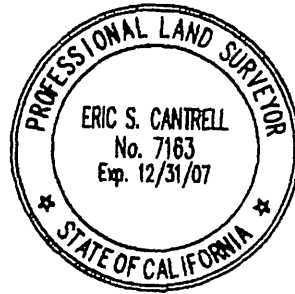
**Thence** Southerly 104.19 feet along said right-of-way and said curve through a central angle of 05°40'09" to the **Point of Beginning**.

The above described portion of land contains 1.25 acres, more or less.

**KCT CONSULTANTS, INC.**  
Prepared Under the Supervision of:

Eric S. Cantrell                      PLS No. 7163

*Eric S. Cantrell* 11/29/06



DESCRIPTION APPROVAL:

BY: *[Signature]* 12.13.06  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR

35

PM 24733  
PM 175/30-36

WESTERLY LINE OF  
PARCEL 23

(23)

(22)

(21)

(20)

(19)

(18)



SCALE: 1" = 100'

PARCEL MAP NO. 24535

PM 162/84-90

34

PM 31139  
MB 210/7-11

Sierra Ridge Dr.

SOUTHERLY SIXTEENTH LINE

10

PM 24733  
PM 175/30-36  
R/W

WESTERLY

P.O.C.  
SE COR.  
SE 1/4,  
NE 1/4,  
SEC. 4  
S89°28'31"W  
28.99'

P.O.B.

Sycamore  
Canyon Blvd.

53'  
53'

SW COR.  
SE 1/4,  
NW 1/4,  
SE 1/4,  
SEC. 4  
23

22

N00°14'56"W  
37.00'

N89°28'31"E  
N89°28'31"E  
S89°28'31"W

30°

37°

903.33'

1311.66'

408.34'

110.10'

86.15'

104.19'

105.40'

105.40'

Δ=09°15'38"R=1775.00'  
L=286.89' T=143.76'

Δ=09°15'38"R=1812.00'  
L=292.87' T=146.75'

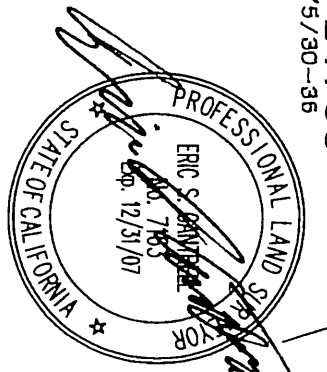
N35°14'42"E  
35.45'

(R)N82°56'33"E  
86.15'

N80°12'53"E  
110.10'

N80°12'53"E  
110.10'

(R)S77°16'24"W

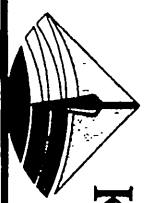


NOTE:  
THIS PLAT IS SOLELY AN AID IN LOCATING THE  
PARCEL DESCRIBED IN THE ATTACHED DOCUMENT.  
IT IS NOT A PART OF THE WRITTEN DESCRIPTION  
THEREIN.

CITY OF RIVERSIDE  
SIERRA RIDGE RIGHT OF WAY DEDICATION

KCT CONSULTANTS, INC.

Civil Engineers - Surveyors - Planners



SCALE: 1" = 100'

DATE: OCT. 2006

1280-12

W.O. F.B. FILE NO.

73-1  
15920