

When recorded mail to:

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

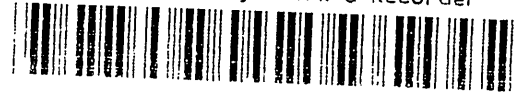
DOC # 2007-0308691

05/09/2007 08:00A Fee:NC

Page 1 of 5

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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			5						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM 504

Project: Van Buren Blvd. & Chicago Ave.  
Street Widening - T-29596  
A.P.N. 274-130-026

D -



GRANT OF EASEMENT

**STEVEN E. PULCHEON and JENNIFER L. PULCHEON, as Trustees of the STEVEN and JENNIFER PULCHEON LIVING TRUST 1999, dated February 12, 1999, 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 7/1/07

STEVEN E. PULCHEON and JENNIFER L. PULCHEON, as Trustees of the STEVEN and JENNIFER PULCHEON LIVING TRUST 1999, dated February 12, 1999

By [Signature]  
Steven E. Pulcheon  
(print name)

By [Signature]  
Jennifer Pulcheon  
(print name)

Title Owner

Title Owner

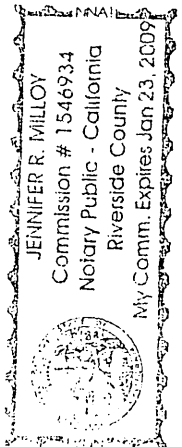
GENERAL ACKNOWLEDGEMENT

State of California  
County of Riverside } ss

On \_\_\_\_\_, before me \_\_\_\_\_  
(date) (name)

a Notary Public in and for said State, personally appeared \_\_\_\_\_  
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

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 5/7/07

**CITY OF RIVERSIDE**

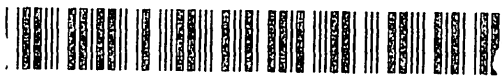
By Amelia M. Valeri

VAN BUREN & CHICAGO STREET WIDENING2.DOC

APPROVED AS TO FORM  
KISE DRUCE  
SUPERVISING DEPUTY CITY ATTORNEY



2007-0308691  
05/09/2007 08:00A  
3 of 5



**EXHIBIT "A"**  
**PUBLIC ROAD & UTILITY EASEMENT**

That portion of that certain parcel of land conveyed to Steven E. Pulcheon and Jennifer L. Pulcheon as trustees of the Steven & Jennifer Pulcheon Living Trust 1999 dated February 12, 1999 by deed recorded December 31, 2003 as Instrument No. 2003-1013820, said parcel of land also being a portion of Lot 43 of Woodcrest Acres No. 3, as shown by map on file in Book 14 of Maps at pages 67 and 68 thereof, Records of Riverside County, California, located in Section 25, Township 3 South, Range 5 West, San Bernardino Meridian, said portion being described as follows;

**COMMENCING** at the intersection of the centerline of Chicago Avenue (20.00 feet in half width) with the centerline of Bobbitt Avenue (40.00 feet in width) as shown on said Woodcrest Acres No. 3;

Thence North 00° 51' 44" East along said centerline of Chicago Avenue, a distance of 394.05 feet to a point thereon;

Thence North 89° 08' 16" West, a distance of 20.00 feet to the **TRUE POINT OF BEGINNING**, said point being on the westerly right-of-way line of said Chicago Avenue;

Thence North 00°51'44" East along said westerly right-of-way line, a distance of 102.20 feet to the northeast corner of said parcel of land;

Thence North 89°36'17" West along the northerly line of said parcel of land, a distance of 13.00 feet to a point on a line parallel with and distant westerly, 33.00 feet, measured at a right angle, from said centerline of Chicago Avenue;

Thence South 00°51'44" West along said parallel line, a distance of 24.86 feet to the beginning of a tangent curve, concave to the east, having a radius of 883.00 feet

Thence southerly along said curve, to the left, through a central angle of 05°01'24", an arc distance of 77.41 feet, to a point on the southerly line of said parcel of land;

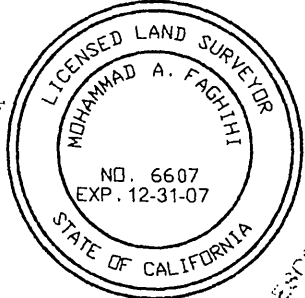
Thence South 89°36'17" East along said southerly line, a distance of 9.61 feet to the **TRUE POINT OF BEGINNING**.

Containing 1,241 square feet, more or less.

PREPARED UNDER MY SUPERVISION

Mohammad A. Faghihi  
Mohammad A. Faghihi, L.S. 6607

1/30/07  
Date



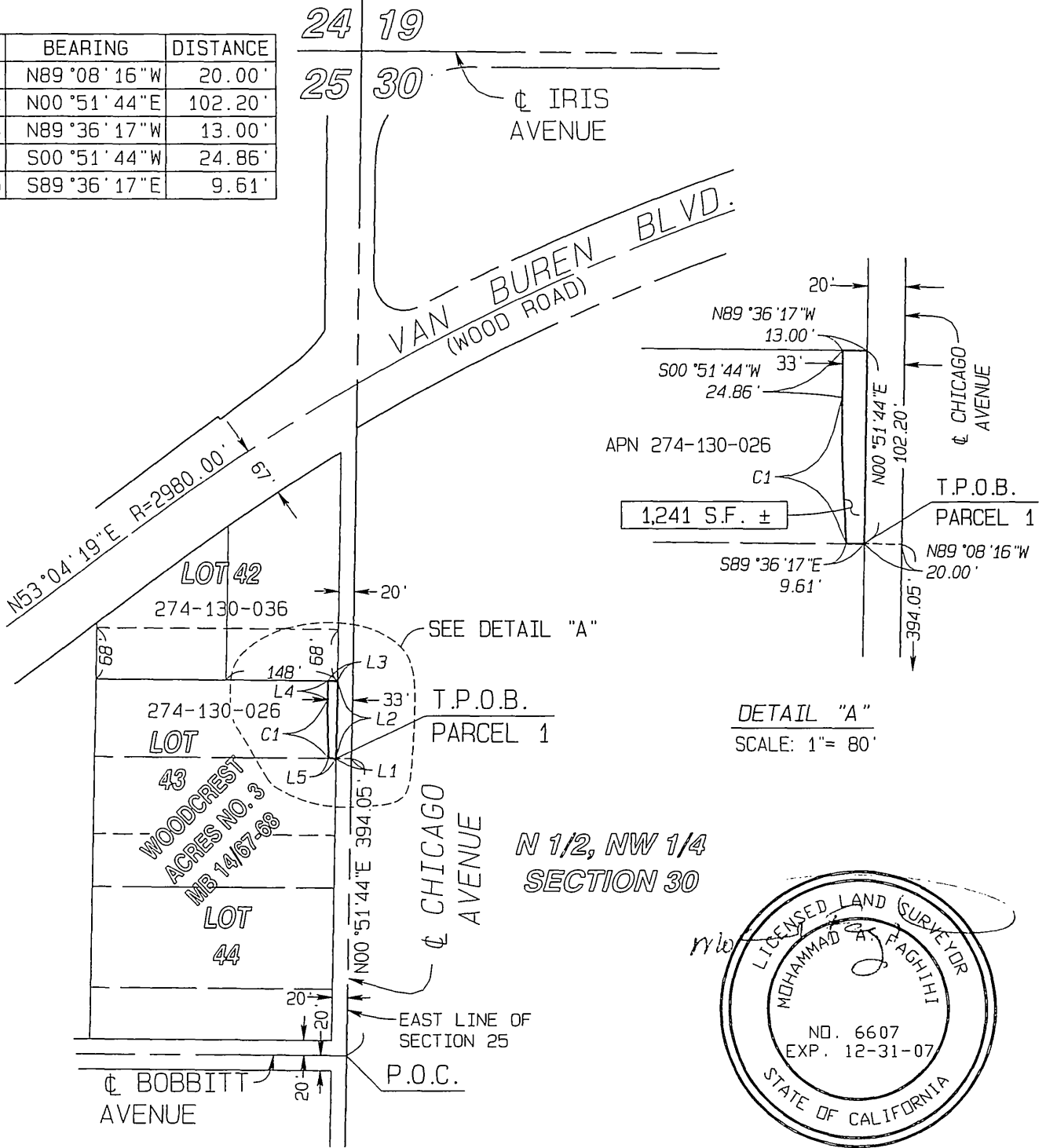
DESCRIPTION APPROVAL  
[Signature]  
DATE 2/26/2007  
MR. MARY S. BROWNE  
CITY SURVEYOR

Prepared By: [Signature]  
Checked By: [Signature]

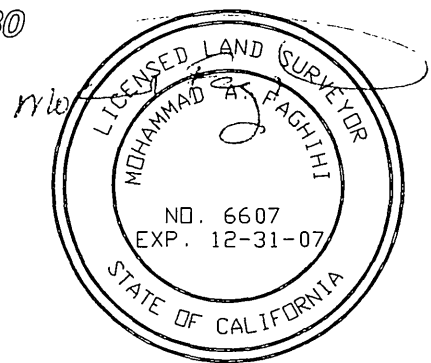
LINE	DELTA	RADIUS	LENGTH	TANGENT
C1	5°01'24"	883.00'	77.41'	38.73'

PUBLIC ROAD & UTILITY EASEMENT

LINE	BEARING	DISTANCE
L1	N89°08'16"W	20.00'
L2	N00°51'44"E	102.20'
L3	N89°36'17"W	13.00'
L4	S00°51'44"W	24.86'
L5	S89°36'17"E	9.61'



DETAIL "A"  
 SCALE: 1"= 80'



SECTION 25, T. 3 S., R. 5 W., S.B.M.

101-3

ALBERT A.  
**WEBB**  
 ASSOCIATES  
 ENGINEERING CONSULTANTS

CITY OF RIVERSIDE, CALIFORNIA

DATE PREPARED: JAN. 25, 2007

File G:\2004\04-0008\FINAL\_MAP\04-008 Van Buren Cutoff.pro

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 1 OF 1

W.O.  
 04-0527

SCALE: 1"= 200'

DRWN BY [Signature] DATE 1/25/07  
 CHKD BY [Signature] DATE           

SUBJECT: PUBLIC ROAD & UTILITY EASEMENT

15997