

When recorded mail to:

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

DOC # 2007-0405086

06/21/2007 08:00A Fee:NC

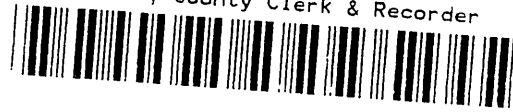
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Recorded in Official Records

County of Riverside

Larry W Ward

Assessor, County Clerk & Recorder

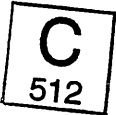


**FREE RECORDING**

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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FOR RECORDER'S OFFICE USE ONLY



Project: 06-1422  
APN: 258-050-032  
Address: 3045 Galaxy Heights Road

D - 16107

**GRANT OF EASEMENT**

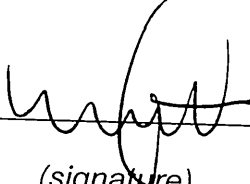
JOHN WARD, a married man, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, an easement and right-of-way for public street and highway 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 5/15/07

JOHN WARD

SPOUSAL RELEASE  
FEE

I am the spouse of **JOHN WARD**, and I hereby remise, release and forever quitclaim to the City of Riverside, a municipal corporation of the State of California, any rights, title or interest in the above described property I may have, including any and all community property interest therein.

  
\_\_\_\_\_  
(signature)

Pearl Ward  
(print name)



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GENERAL ACKNOWLEDGEMENT

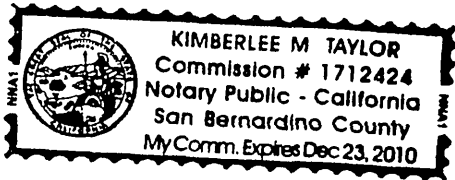
State of California }  
County of San Bernardino } SS

On May 15<sup>th</sup>, 2007, before me Kimberlee M. Taylor  
(date) (name)

a Notary Public in and for said State, personally appeared  
John Ward and Pearl Ward  
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.



Kimberlee M. Taylor  
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 5/25/07

CITY OF RIVERSIDE

APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

BY: Amelia M. Valium

BY: [Signature]  
Deputy City Attorney  
A - BEAUMON

Title: Real Property Manager

EXHIBIT A

APN 258-050-032  
STREET AND HIGHWAY EASEMENT

That portion of the Northwest one-quarter of Section 21, Township 2 South, Range 4 West, San Bernardino Meridian, as shown by United States Government Survey, lying Northeasterly of a line parallel with and distant 30.00 feet Southwesterly, as measured at right angles, from the following described line:

Commencing at the centerline intersection of Two Trees Road (Lot "F") and Belvedere Drive (Lot "D") as shown on Belvedere Heights by map on file in Book 22 of Maps at Page 31 thereof, Records of Riverside County, California;

Thence N.61°30'00"E. along the centerline of said Two Trees Road (Lot "F"), a distance of 135.69 feet;

Thence Northeasterly on a curve concave Northwesterly having a radius of 300.00 feet, through an angle of 17°13'00", an arc length of 90.15 feet to a line parallel with and 30.00 feet Northwesterly, measured at right angles from that certain course having a bearing and distance of N.44°17'00"E., 18.48 feet, being the Southeasterly line of Galaxy Heights Road as conveyed to the County of Riverside by Deed recorded June 22, 1964 as instrument no. 76385, Official Records of Riverside County, California;

Thence N.44°17'00"E. along said parallel line, a distance of 18.48 feet;

Thence Northeasterly continuing along said parallel line on a curve concave Southeasterly having a radius of 300.00 feet, through an angle of 04°30'58", an arc length of 23.65 feet to the Point of Beginning of said centerline description;

Thence N.31°51'30"W., a distance of 152.99 feet;

Thence Northwesterly on a curve concave Northeasterly having a radius of 1000.00 feet, through an angle of 03°17'00", an arc length of 57.31 feet

Thence N.28°34'30"W., a distance of 70.66 feet;

Thence Northwesterly on a curve concave Southwesterly having a radius of 300.00 feet, through an angle of 13°36'01", an arc length of 71.21 feet;

Thence N.42°10'31"W., a distance of 221.88 feet;


Thence Northerly on a non-tangent curve concave Northeasterly having a radius of 220.00 feet, through an angle of 33°54'53", an arc length of 130.23 feet (the initial radial line bears S.47°14'40"W.) to the Northerly line of the South one-half of the Northwest one-quarter of said Section 21, being the termination of said centerline description.

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The sidelines of said strip of land 30.00 feet in width shall be prolonged or shortened to terminate in the Northwesterly and Southeasterly lines of Parcel 1 of Lot Line Adjustment No. P03-0495, recorded April 13, 2005 as instrument no. 288503, Official Records of Riverside County, California.

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

 \_\_\_\_\_ 5/7/07 \_\_\_\_\_ Prep. \_\_\_\_\_  
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/07



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N'LY LINE S. 1/2, N.W. 1/4, SEC. 21

$R=220.00'$   
 $A=33^{\circ}54'53''$   
 $L=130.23'$

$N47^{\circ}14'40''E(R)$

$N42^{\circ}10'31''W$

SE-1/4  
N-W-1/4  
SEC-21  
T-4W  
R-3-M

W'LY LINE S.E. 1/4,  
N.W. 1/4, SEC. 21.  
Parcel 1 of L.I.A. No.  
P03-0495 rec. 4/13/05  
inst. no. 288503, O.R.,  
Riv. Co. Ca.

$R=300.00'$   
 $A=13^{\circ}36'01''$   
 $L=71.21'$

$N28^{\circ}34'30''W$   
 $L=70.66'$

30'  
10'

$R=1000.00'$   
 $A=03^{\circ}17'00''$   
 $L=57.31'$

HEIGHTS ROAD  
 $N31^{\circ}51'30''W$   
 $L=152.99'$

$R=300.00'$   
 $A=04^{\circ}30'58''$   
 $L=23.65'$

$R=300.00'$   
 $A=17^{\circ}13'00''$   
 $L=90.15'$

P.O.B.  
 $N44^{\circ}17'00''E$   
 $L=18.48'$   
SE'ly line Galaxy Heights road as  
conveyed to County of Riverside  
by Deed rec. 6/22/64 inst. no.  
76385, O.R., Riv. Co. Ca.

TWO TREES ROAD  
 $N61^{\circ}30'00''E$   
 $L=135.69'$   
P.O.C.

$N44^{\circ}17'00''E$   
 $L=18.48'$

25

26

27

28

BELVEDERE  
HEIGHTS  
29 M.B. 22/31

67

68

69

30

31

LOT "D"  
BELVEDERE DRIVE

CITY OF RIVERSIDE, CALIFORNIA

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.

28-7

SHEET 1 OF 1

SCALE: 1"=80'

DRAWN BY: EV

DATE: 5/3/07

SUBJECT: GALAXY HEIGHTS ROAD DEDICATION - 06-1422

16107