

DOC # 2008-0227999

05/02/2008 08:00A Fee:NC

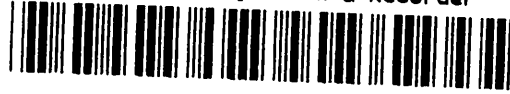
Page 1 of 4

Recorded in Official Records
County of Riverside

Larry W. Ward
Assessor, County Clerk & Recorder

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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			A						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
CONCHG									517

FOR RECORDER'S OFFICE USE ONLY

Project: P07-0355
APN: 246-081-019
Address: Center Street

D - 16217

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C
517

GRANT OF EASEMENT

Mohammed Farrokhi and Becky J. Farrokhi, who acquired title as Becky J. Farrakhi, husband and wife as joint tenants, 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 4-11-04

M. Farrokhi
Mohammed Farrokhi

Becky J. Farrokhi
Becky J. Farrokhi

State of California
County of Orange } ss

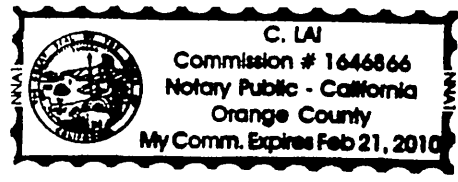
On Apr. 11, 2008, before me, C. Lai, Notary Public,

personally appeared Mohammed Farrokhi & Becky J. Farrokhi who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

C. Lai
Notary Signature



**CERTIFICATE OF ACCEPTANCE
(Government Code Section §21027)**

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 4/25/08

CITY OF RIVERSIDE

APPROVED AS TO FORM
[Signature]
SUPERVISING DEPUTY CITY ATTORNEY

By: Amelia M. Valeri



EXHIBIT "A"
LEGAL DESCRIPTION FOR GRANT OF EASEMENT

THAT PORTION OF LOT 142 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 7 OF MAPS, AT PAGE 3, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, WHICH IS INCLUDED IN THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO MOHAMMED FARROKHI, ET UX., RECORDED NOVEMBER 6, 2003, AS INSTRUMENT NO. 2003-881595, OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA, AND WHICH IS BOUNDED ON THE NORTH BY THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN EXHIBIT "A" OF THE GRANT OF EASEMENT TO THE CITY OF RIVERSIDE, RECORDED AUGUST 31, 2006, AS INSTRUMENT NO. 2006-0648984, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND BOUNDED ON THE SOUTH BY A LINE WHICH IS 44.00 FEET SOUTHWESTERLY OF AND PARALLEL/CONCENTRIC WITH THE FOLLOWING DESCRIBED RE-ALIGNED CENTERLINE OF CENTER STREET:

BEGINNING AT THE CENTERLINE INTERSECTION OF VERSAILLES PLACE AND CENTER STREET, AS SHOWN BY MAP ON FILE IN BOOK 83 OF RECORDS OF SURVEY, AT PAGE 7, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

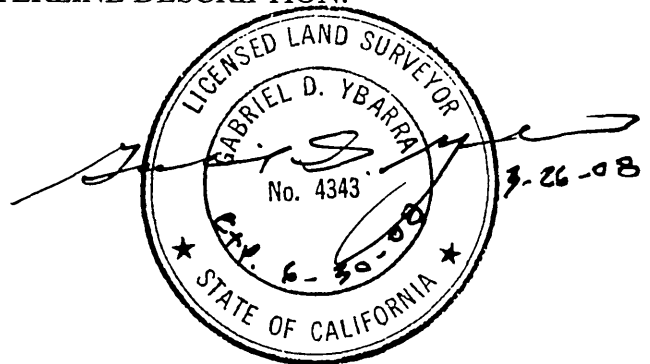
THENCE NORTH 60° 52' 00" WEST, ALONG THE CENTERLINE OF CENTER STREET, A DISTANCE OF 62.33 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1200.00 FEET;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14° 51' 04", A DISTANCE OF 311.04 FEET, TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1200.00 FEET;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04° 57' 45", A DISTANCE OF 103.94 FEET, TO THE NORTHERLY PROLONGATION OF THE CENTERLINE OF ORANGE STREET, SAID CENTERLINE HAVING A RADIUS OF 1337.37 FEET, AS SHOWN ON HEREINABOVE MENTIONED RECORD OF SURVEY, BEING THE TERMINATION OF SAID RE-ALIGNED CENTERLINE DESCRIPTION.

PARCEL CONTAINS 282 SQUARE FEET.

GDY/dy
2004-10LegalDesFarrohki



DESCRIPTION APPROVAL:

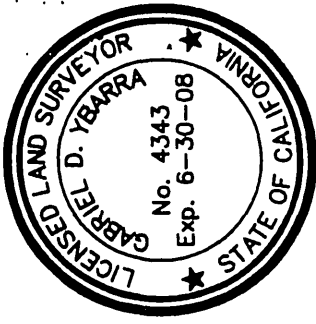
BY:  DATE: 8/9/08

FOR: MARK S. BROWN
CITY SURVEYOR



SHOWING THE GRANT OF EASEMENT FOR RIGHT OF WAY FOR CENTER STREET OVER A PORTION OF LOT 142 OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 7 OF MAPS, AT PAGE 3, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

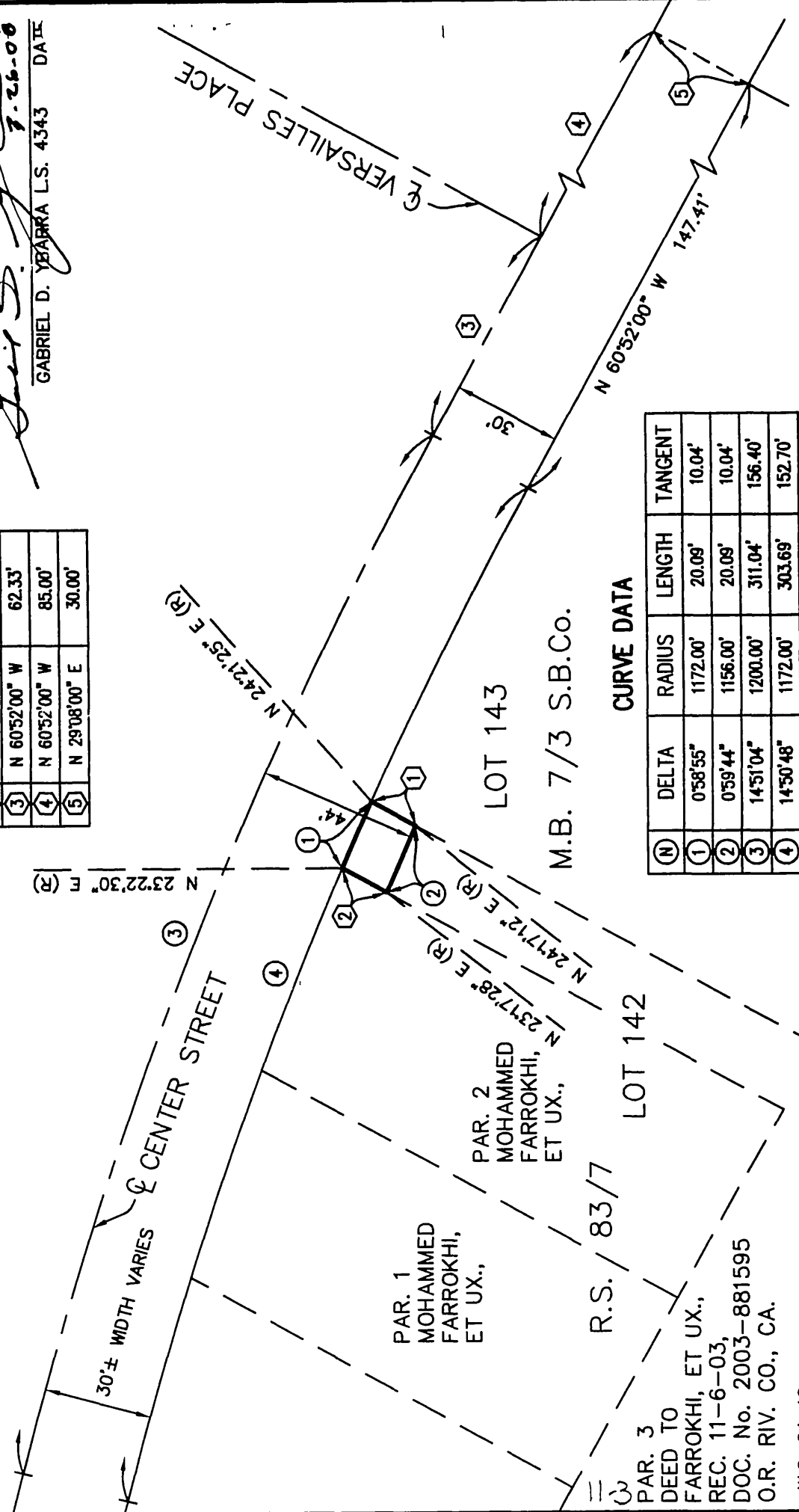
SCALE: 1" = 40'



PREPARED UNDER THE SUPERVISION OF:
Gabriel D. Ybarra
 GABRIEL D. YBARRA L.S. 4343 DATE 7-26-08

LINE DATA

(N)	BEARING	DISTANCE
1	N 29°08'00" E	14.06'
2	N 29°08'00" E	14.09'
3	N 60°52'00" W	62.33'
4	N 60°52'00" W	85.00'
5	N 29°08'00" E	30.00'



CURVE DATA

(N)	DELTA	RADIUS	LENGTH	TANGENT
1	0°58'55"	1172.00'	20.09'	10.04'
2	0°59'44"	1156.00'	20.09'	10.04'
3	14°51'04"	1200.00'	311.04'	156.40'
4	14°50'48"	1172.00'	303.69'	152.70'

PAR. 3 DEED TO FARROKHI, ET UX., REC. 11-6-03, DOC. No. 2003-881595 O.R. RIV. CO., CA.

R.S. 83/7

16217