

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)

DOC # 2008-0522455

09/25/2008 08:00A Fee:NC

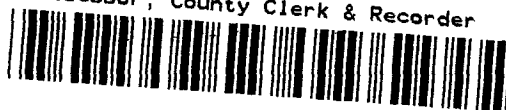
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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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Project: P07-0355
APN: 246-081-016
Address: 340 Orange Street

D - 16274

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GRANT OF EASEMENT

Ramon C. Aguilar and Norma G. Aguilar, Husband and Wife as Community Property, as to an undivided one-half interest and Rafael Aguilar and Maria Aguilar, Husband and Wife as Community Property, as to an undivided one-half interest, as tenants in common, 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 5/20/08

Ramon C. Aguilar
Ramon C. Aguilar

Norma G. Aguilar
Norma G. Aguilar

Dated 5-20-08

Rafael Aguilar
Rafael Aguilar

Maria Aguilar
Maria Aguilar



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State of California

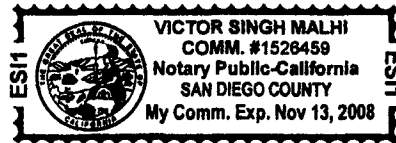
County of San Diego } ss

On 05/20/2008, before me, VICTOR SINGH MALHI, Notary Public,

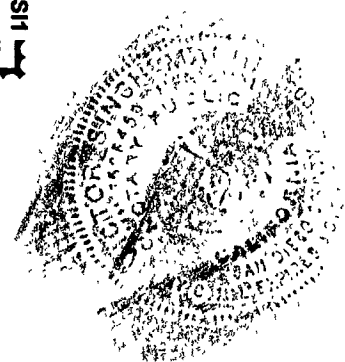
personally appeared Ramon C. Aguilar, Rafael Aguilar, Norma S. Aguilar & Maria Aguilar who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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.



[Signature]
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 6/4/08

CITY OF RIVERSIDE

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

By: Amelia M. Valeri

BY [Signature]
Deputy City Attorney



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EXHIBIT "A"
LEGAL DESCRIPTION FOR GRANT OF EASEMENT

THAT PORTION OF LOT 3 OF THE ADDITION TO BANDINI DONATION, AS SHOWN BY MAP ON FILE IN BOOK 1 OF RECORDS OF SURVEY, AT PAGE 3, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

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

THENCE NORTH 24° 57' 51" EAST, ALONG THE CENTERLINE OF ORANGE STREET, A DISTANCE OF 323.19 FEET;

THENCE NORTH 26° 59' 30" EAST, CONTINUING ALONG THE CENTERLINE OF SAID ORANGE STREET, A DISTANCE OF 287.10 FEET;

THENCE SOUTH 63° 00' 30" EAST, LEAVING THE CENTERLINE OF SAID ORANGE STREET, A DISTANCE OF 30.00 FEET, TO A POINT ON THE EASTERLY LINE OF SAID ORANGE STREET, SAID POINT ALSO BEING THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1367.37 FEET, AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 63° 00' 30" EAST;

THENCE NORTHWESTERLY, ALONG SAID CURVE AND THE EASTERLY LINE OF SAID ORANGE STREET, THROUGH CENTRAL ANGLE OF 05° 13' 48", A DISTANCE OF 124.81 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 68° 14' 18" EAST, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED;

THENCE CONTINUING ALONG SAID CURVE, WHICH WILL BE CALLED CURVE "A" FOR THE PURPOSE OF THIS LEGAL DESCRIPTION, AND THE EASTERLY LINE OF SAID ORANGE STREET, THROUGH A CENTRAL ANGLE OF 08° 57' 42", A DISTANCE OF 213.87 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 77° 12' 00" EAST, SAID POINT ALSO BEING THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 70.00 FEET, AND TO WHICH A RADIAL LINE BEARS NORTH 77° 12' 00" WEST;

THENCE ALONG SAID CURVE AND THE EASTERLY LINE OF SAID ORANGE STREET, THROUGH A CENTRAL ANGLE OF 30° 06' 16", A DISTANCE OF 36.78 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN EXHIBIT "B" OF THE GRANT OF EASEMENT TO THE CITY OF RIVERSIDE, RECORDED JANUARY 31, 2007, AS INSTRUMENT NO. 2007-0074081, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE

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TO THE NORTHEAST, HAVING A RADIUS OF 1228.00 FEET AND TO WHICH A RADIAL LINE BEARS SOUTH 17° 08' 38" WEST;

THENCE SOUTHEASTERLY, ALONG SAID CURVE AND SAID SOUTHERLY LINE, THROUGH A CENTRAL ANGLE OF 02° 04' 42", A DISTANCE OF 44.55 FEET, TO A POINT ON THE CENTERLINE OF THE RIVERSIDE WATER COMPANY OLD CANAL RIGHT-OF-WAY, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE LEAVING SAID CURVE, ALONG THE CENTERLINE OF SAID RIVERSIDE WATER COMPANY OLD CANAL RIGHT-OF-WAY, SOUTH 03° 41' 36" EAST, A DISTANCE OF 14.86 FEET, TO A POINT ON A CURVE 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 ON SAID RECORD OF SURVEY;

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, SAID PARALLEL/CONCENTRIC CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1244.00 FEET AND TO WHICH A RADIAL LINE BEARS SOUTH 14° 51' 46" WEST;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01° 22' 20", A DISTANCE OF 29.79 FEET;

THENCE SOUTH 60° 44' 05" WEST, A DISTANCE OF 34.18 FEET, TO A POINT ON A CURVE WHICH IS CONCENTRIC WITH AND 3.00 FEET EASTERLY OF HEREINABOVE DESCRIBED CURVE "A", SAID CONCENTRIC CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 1370.37 FEET AND TO WHICH A RADIAL LINE BEARS SOUTH 77° 04' 01" EAST;

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THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08° 49' 25", A DISTANCE OF 211.04 FEET, TO A POINT ON THE SOUTH LINE OF PARCEL 1 OF NOTICE OF LOT LINE ADJUSTMENT NO. 2731, RECORDED JANUARY 18, 1989, AS INSTRUMENT NO. 1989-17285, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

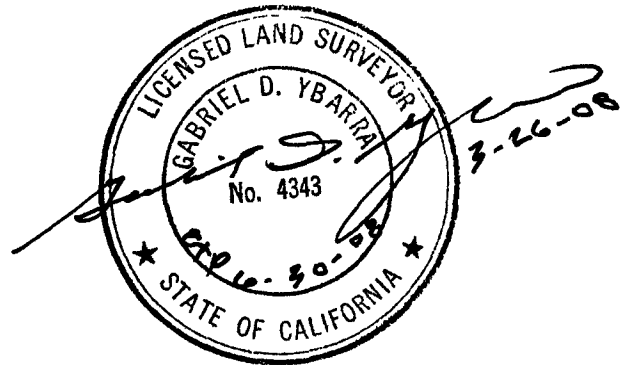
THENCE NORTH 70° 29' 50" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 3.00 FEET, TO THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 1698 SQUARE FEET.

DESCRIPTION APPROVAL

BY: [Signature] 4/9/08
DATE

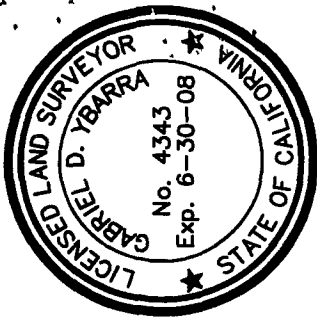
FOR: MARK S. BROWN
CITY SURVEYOR



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GDY/dy
2004-10LegalDesAguilar

SHOWING THE GRANT OF EASEMENT FOR RIGHT OF WAY FOR CENTER STREET AND ORANGE STREET OVER A PORTION OF LOT 3 OF THE ADDITION TO BANDINI DONATION, AS SHOWN BY MAP ON FILE IN BOOK 1 OF RECORDS OF SURVEY, AT PAGE 3, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



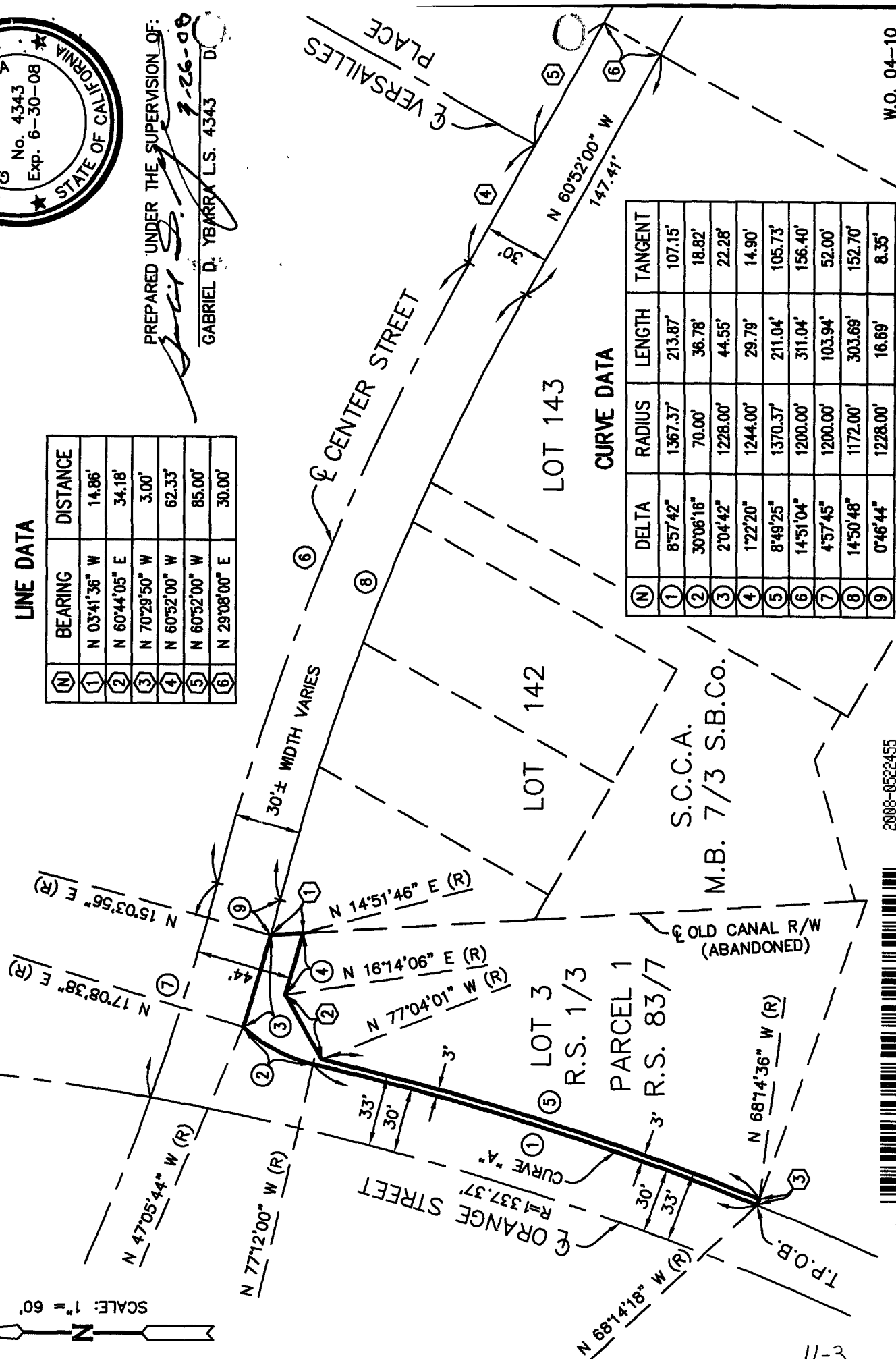
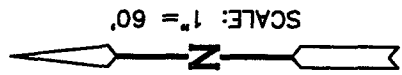
PREPARED UNDER THE SUPERVISION OF:
Gabriel D. Ybarra
 GABRIEL D. YBARRA L.S. 4343 D

LINE DATA

(N)	BEARING	DISTANCE
1	N 03°41'36" W	14.86'
2	N 60°44'05" E	34.18'
3	N 70°29'50" W	3.00'
4	N 60°52'00" W	62.33'
5	N 60°52'00" W	85.00'
6	N 29°08'00" E	30.00'

CURVE DATA

(N)	DELTA	RADIUS	LENGTH	TANGENT
1	85°7'42"	1367.37'	213.87'	107.15'
2	30°06'16"	70.00'	36.78'	18.82'
3	2°04'42"	1228.00'	44.55'	22.28'
4	1°22'20"	1244.00'	29.79'	14.90'
5	8°49'25"	1370.37'	211.04'	105.73'
6	14°51'04"	1200.00'	311.04'	156.40'
7	4°57'45"	1200.00'	103.94'	52.00'
8	14°50'48"	1172.00'	303.69'	152.70'
9	0°46'44"	1228.00'	16.69'	8.35'



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