

DOC # 2008-0571474

10/27/2008 08:00A Fee:NC

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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
			6						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHG CC									512

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512

FOR RECORDER'S OFFICE USE ONLY

Project: Van Buren Widening
Jackson to SAR
APN: 155-290-022 & 032
Address: 7305 Arlington Avenue

D - 16290

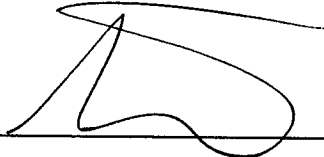
GRANT DEED

NEWSOME HOMES, INC., a California corporation, who acquired title as NEWSOME HOMES, INC., and Nadia Miller, Trustee of the Nadia Miller Living Trust dated March 10, 1999, as their individual interest appear of record, 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, the 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 Sept 17, 2008

NEWSOME HOMES, INC.,
a California corporation

By: _____

By:  _____

Print Name: _____

Print Name: Steven K. Ledbetter

Title: _____

Title: V.P.

Dated _____

**Nadia Miller, Trustee of the Nadia Miller
Living Trust dated March 10, 1999**

By: Nadia Miller

By: _____

Print Name: NADIA MILLER

Print Name: _____

Title: PRESIDENT

Title: _____



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ACKNOWLEDGEMENT

State of California }
County of Los Angeles } ss

On 9/17/2008, before me Maureen Powe-Edell, NOTARY PUBLIC
personally appeared STEVEN K. LEDBETTER
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.

Maureen Powe-Edell
Notary Signature



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ACKNOWLEDGEMENT

State of California }
County of Los Angeles } ss

On 9/19/2008, before me Maureen Powe-Edell, NOTARY PUBLIC
personally appeared NADIA MILLER
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.

Maureen Powe-Edell
Notary 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 10/22/08

CITY OF RIVERSIDE

By: Amelia M. Valeri

APPROVED AS TO FORM

Susan Wilson
DEPUTY CITY ATTORNEY



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EXHIBIT "A"
LEGAL DESCRIPTION
APN: 155-290-022
FEE SIMPLE INTEREST

THAT PORTION OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON MAP OF RANCHO LA SIERRA FILED IN BOOK 6, PAGE 70, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

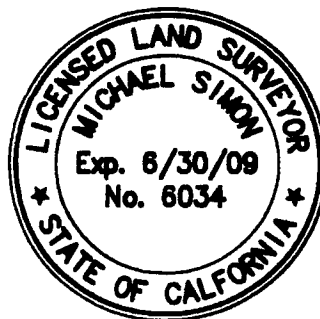
COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF ARLINGTON AVENUE, 55.00 FOOT HALF WIDTH, WITH THE WESTERLY RIGHT-OF-WAY LINE OF VAN BUREN BOULEVARD, 60.00 FOOT HALF WIDTH; THENCE, NORTH 82°30'35" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 38.66 FEET TO THE POINT OF BEGINNING; THENCE, NORTH 82°30'35" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 52.53 FEET TO THE SOUTHWESTERLY LINE OF A 100 FOOT DRAINAGE EASEMENT RECORDED APRIL 19, 1910 IN BOOK 304, PAGES 100 THROUGH 103 OF DEEDS; THENCE, NORTH 27°01'35" WEST, ALONG SAID SOUTHWESTERLY LINE, 6.07 FEET TO A LINE PARALLEL WITH AND DISTANT 5.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLE FROM SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE, SOUTH 82°30'35" WEST, ALONG SAID PARALLEL LINE, 55.39 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE, NORTHEASTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 96°31'56" FEET, A LENGTH OF 50.54 FEET TO A POINT IN A LINE PARALLEL WITH AND DISTANT 5.00 FEET WESTERLY, MEASURED AT RIGHT ANGLE FROM SAID WESTERLY RIGHT-OF-WAY LINE; THENCE, SOUTH 00°57'29" WEST, ALONG SAID PARALLEL LINE, 5.03 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE, SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL OF 96°31'56" FEET, A LENGTH OF 50.54 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY CONTAINS 438 SQUARE FEET, MORE OR LESS
SUBJECT TO COVENANTS, RIGHTS, RIGHT-OF-WAYS AND EASEMENTS OF RECORD, IF ANY.

DESCRIPTION APPROVAL:

BY: [Signature] 4/23/08
DATE

FOR: MARK S. BROWN
CITY SURVEYOR

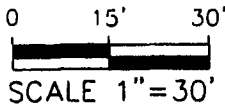


[Signature: Michael Simon]
MICHAEL SIMON, P.L.S. 6034
REGISTRATION EXPIRES 6/30/09

DATE 4/10/08

16290

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18:27:2008 08 09H
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100.00'

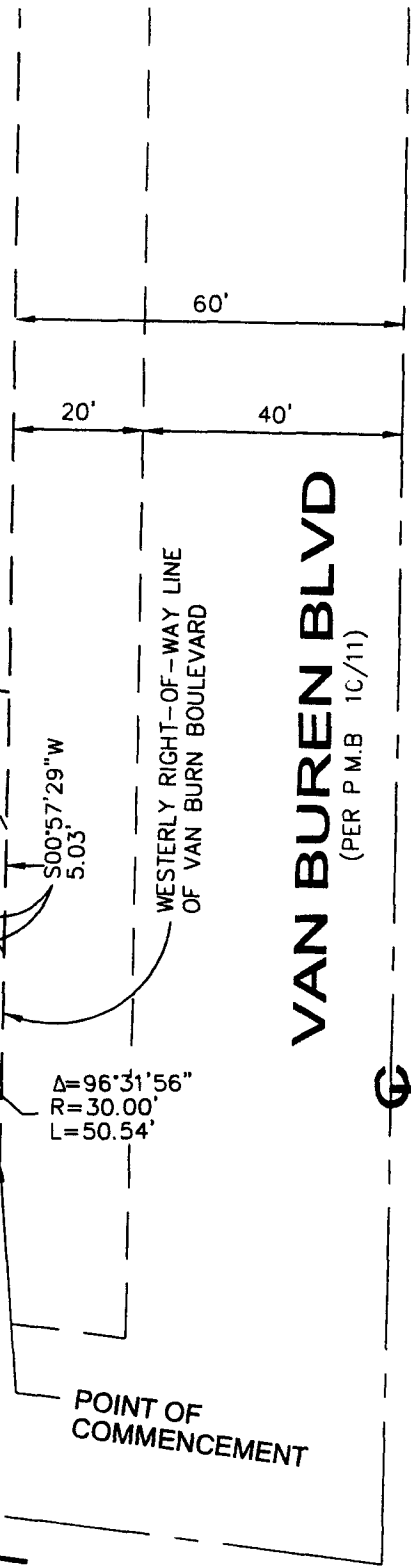
R.S. 15/39

EXISTING 100' WIDE
DRAINAGE EASEMENT
RECORDED APRIL 19, 1910
IN BOOK 304 PAGES
100-103 OF DEEDS.

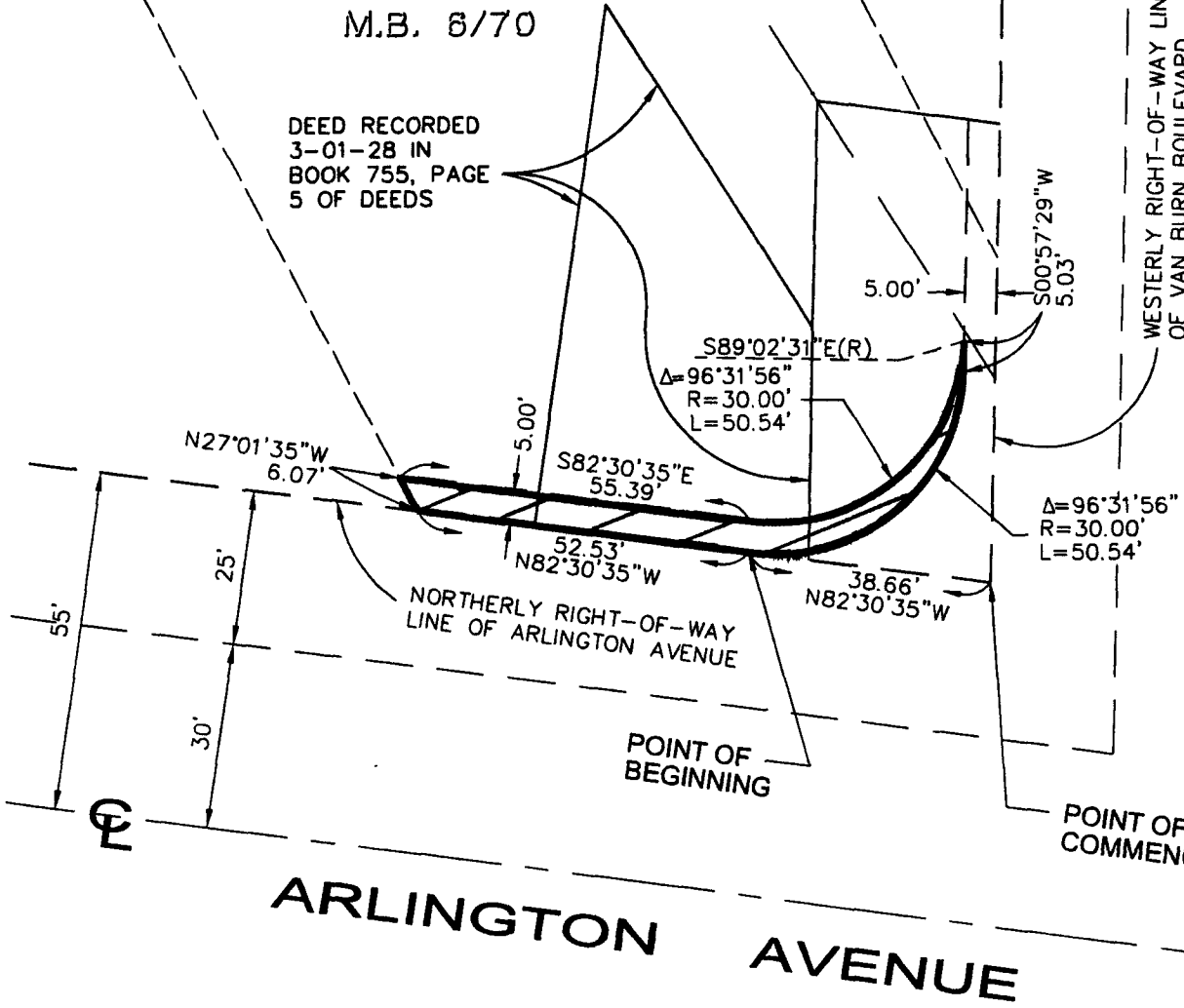
SWLY LINE OF DEED RECORDED
7-27-1955 AS INSTRUMENT NO.
4904, O.R.

POR. SEC. 36
T.2.S., R 6W., S.B.M.
RANCHO LA SIERRA
M.B. 6/70

DEED RECORDED
3-01-28 IN
BOOK 755, PAGE
5 OF DEEDS



VAN BUREN BLVD
(PER P.M.B. 1C/11)



N27°01'35"W
6.07'

S89°02'31"E(R)
Δ=96°31'56"
R=30.00'
L=50.54'

S82°30'35"E
55.39'

52.53'
N82°30'35"W

38.66'
N82°30'35"W

Δ=96°31'56"
R=30.00'
L=50.54'

NORTHERLY RIGHT-OF-WAY
LINE OF ARLINGTON AVENUE

POINT OF
BEGINNING

POINT OF
COMMENCEMENT

ARLINGTON AVENUE

50/4+6

TAT & ASSOCIATES INC.
701 PARKCENTER DRIVE, SANTA ANA, CALIFORNIA 92705
TEL (714) 560-8200



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