

When recorded mail to:

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

DOC # 2009-0039571

01/28/2009 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)

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FOR RECORDER'S OFFICE USE ONLY

Project: PO8-0135
Little Ct. & Van Buren Blvd.
A.P.N. 266-020-023

D - 16334



GRANT OF EASEMENT

Mohammad M. Sadeghian and Klara M. Sadeghian, husband and wife as joint tenants, 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 5-29-09

Mohammad M. Sadeghian

Klara M. Sadeghian

State of California

County of Riverside } ss

On May 29th, 2008, before me, Chris Harmon, Notary Public,

personally appeared Mohammad M Sodeghian and Clara M. Sodeghian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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 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 7/14/08

CITY OF RIVERSIDE

By Amelia M. Valeri



APPROVED AS TO FORM

Mark Parsons
DEPUTY CITY ATTORNEY

EXHIBIT "A"

LOT LINE ADJUSTMENT
LITTLE CT & VAN BUREN
STREET DEDICATION
A.P.N. 266-020-023

That certain real property, located in the City of Riverside, Riverside County California, described as follows:

That portion of Parcel 1 of Parcel Map No. 6142, as shown by map on file in Book 15, Page 100 of Parcel Maps, records of Riverside County, California, described as follows:

PARCEL 1

BEGINNING at the northwesterly corner of Parcel 2 of said Parcel Map No. 6142; said corner being a point in a non-tangent curve concaving southeasterly and having a radius of 2930.00 feet; the radial line to said point bears North 14°33'34" West;

THENCE southwesterly along the northerly line of said Parcel 1 and along said curve to the left through a central angle of 2°20'44" an arc length of 119.95 feet to the easterly line of the westerly 30.00 feet of said Parcel 1;

THENCE along said easterly line, South 0°16'00" East, a distance of 17.75 feet to an intersection with a line that is parallel with and distant 67.00 feet southeasterly, as measured at radially, to the centerline of Van Buren Boulevard as shown on said Parcel Map No. 6142; said intersection being a point in a non-tangent curve concaving southeasterly and having a radius of 2913.00 feet; the radial line to said intersection bears North 17°00'18" West;

THENCE to the right along said last described curve and northeasterly along said parallel line through a central angle of 2°21'37" an arc length of 120.00 feet to the westerly line of said Parcel 2;

THENCE along said westerly line and along the easterly line of said Parcel 1, North 0°16'00" West, a distance of 17.55 feet to the POINT OF BEGINNING.

Containing 2,040 square feet, more or less.

PARCEL 2

BEGINNING at the southeasterly corner of Parcel 3 of said Parcel Map No. 6142; said corner also being in the easterly line of said Parcel 1;

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THENCE along said easterly line of Parcel 1, South 0°16'00" East, a distance of 512.29 feet to the northerly line of the southerly 300.00 feet of said Parcel 1;

THENCE along said northerly line, South 89°27'50" West, a distance of 29.00 feet;

THENCE North 15°59'37" East, a distance of 17.85 feet to the beginning of a tangent curve concaving northwesterly and having a radius of 100.00 feet;

THENCE northerly to the left along said curve through a central angle of 16°15'37" an arc length of 28.38 feet to a line that is parallel with and distant 30.00 feet westerly, as measured at right angles, from the centerline of Little Court, as shown by map of Tract No. 23967, on file in Book 220, Pages 57 and 58 of Maps, records of Riverside County, California; said parallel line also being parallel with and distant 20.00 feet westerly, as measured at right angles, to said easterly line of Parcel 1;

THENCE along said parallel line, North 0°16'00" West, a distance of 313.67 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 330.00 feet;

THENCE northerly to the right along said last described curve through a central angle of 14°50'06" an arc length of 85.44 feet to a point of reverse curvature with a tangent curve concaving northwesterly and having a radius of 270.00 feet; the common radial line at said point of reverse curvature bears South 75°25'54" East;

THENCE northerly to the left along said last described curve through a central angle of 14°50'06" an arc length of 69.91 feet to the POINT OF BEGINNING.

Containing 8,911 square feet, more or less.

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

Brian G. Esgate
Brian G. Esgate, R.C.E. No. 21884
License Expires 9-30-2009
5/1/2008
Date



DESCRIPTION APPROVAL:

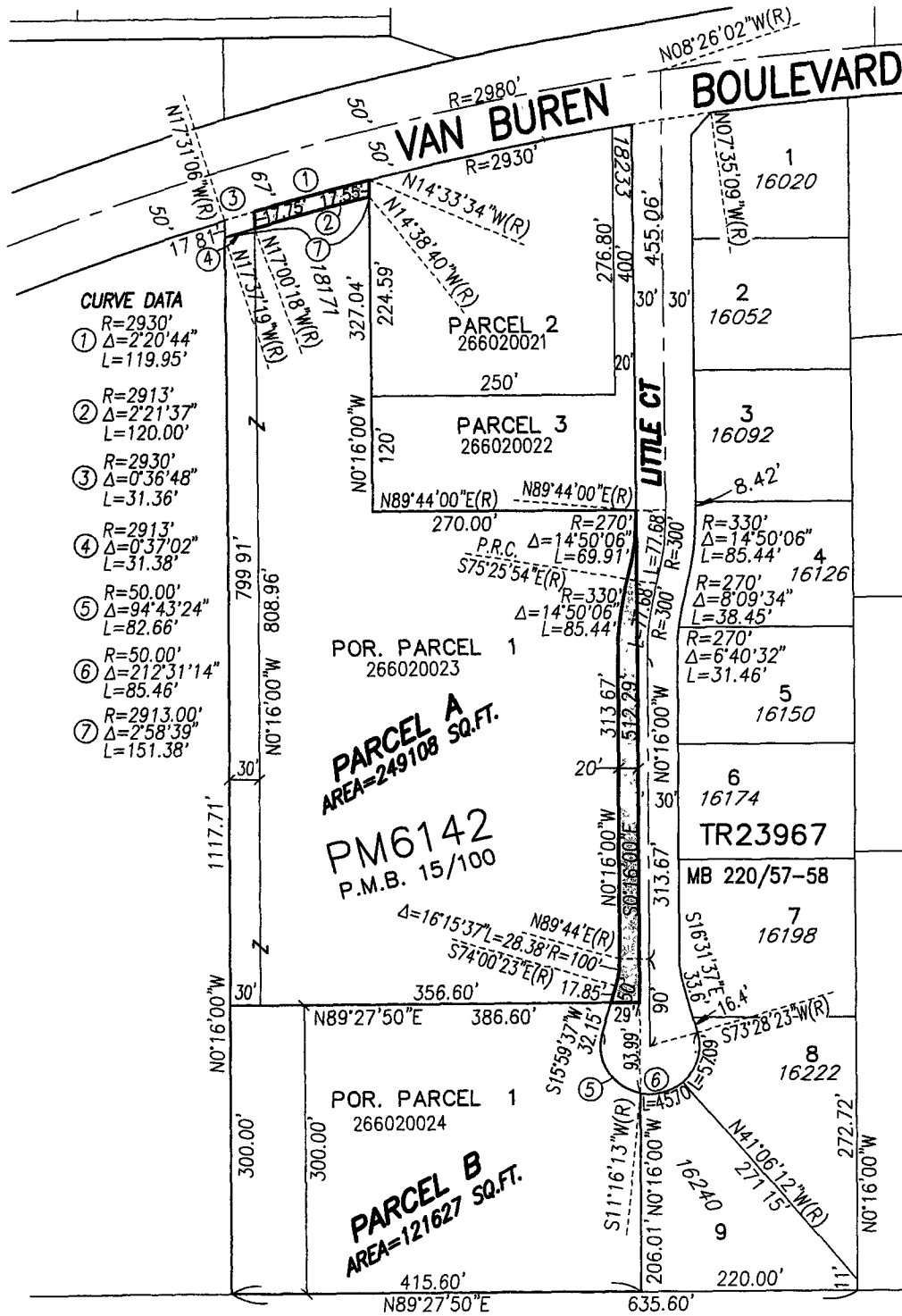
BY: *Mark S. Brown* 7/1/2008
DATE

FOR: MARK S. BROWN
CITY SURVEYOR

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ESGATE ENGINEERING
 3351 PACHAPPA HILL
 RIVERSIDE, CALIFORNIA
 92506
 (951) 313-2058

PREPARED BY: *[Signature]* R.C.E. NO. 21884

DATE: 5/1/2008

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION.

LOT LINE ADJUSTMENT POB-0135
 SCALE: N.T.S.

16334