

Lawyers Title Co.

When recorded mail to:

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

DOC # 2009-0663701

12/28/2009 08:00A Fee:NC

Page 1 of 8

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)

①

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Project Five Points
APN: Por. 146-182-069
Address 4901 La Sierra Avenue

D - 16423

GRANT OF EASEMENT & WAIVER OF ACCESS RIGHTS

7
020

JOHN WILLIAM FRIESMUTH JR., and RHONDA K. JACOBS, CO-TRUSTEES of THE GOLDEN RULE FAMILY TRUST, dated July 14, 1999, 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

Further, Grantor hereby release and relinquishes to Grantee, any and all abutter's rights including access rights, both vehicular and pedestrian, appurtenant to Grantors remaining property, in and to La Sierra Avenue, so that lands abutting the real property described in

Parcel "C" of said Exhibit "A" shall have no right of access or easement of access thereto over and across Course "A" described therein

**THE GOLDEN RULE FAMILY TRUST,
dated July 14, 1999**

Dated _____

Dated _____

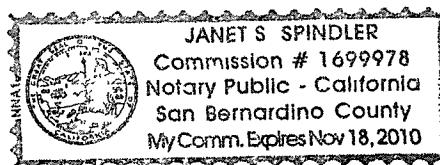
By: [Signature]
JOHN WILLIAM FRIESMUTH JR, TRUSTEE

By: [Signature]
RHONDA K JACOBS, TRUSTEE

State of California

County of RIVERSIDE

ss



On OCTOBER 23, 2009, before me, JANET S. SPINDLER, NOTARY PUBLIC,

personally appeared JOHN WILLIAM FRIESMUTH JR AND RHONDA K. JACOBS 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 10/29/09

CITY OF RIVERSIDE

By: Amelia M. Valeri

**APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE**

BY [Signature]
Deputy City Attorney

EXHIBIT A

FIVE POINTS
PUBLIC STREET & HIGHWAY ESMT.
POR. APN 146-182-069

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

Parcel "A"

That portion of Lot "P" in Block 59 of Tract No. 2 of La Sierra Heights as shown by map on file in Book 7 of Maps, at Page 66 thereof, Records of Riverside County, California, being a strip of land 5.00 feet in width, the Southwesterly line being described as follows:

Beginning at the most Northerly corner of that certain parcel of land as described in Deed to the City of Riverside recorded November 4, 1977 as Instrument no. 221190, Official Records of Riverside County, California, said corner being the intersection of a line that is parallel and distant 48.00 feet Northeasterly, as measured at right angles from the planned street centerline (P-19) of La Sierra Avenue (Holden Avenue) adopted by the City Council of the City of Riverside, by Resolution No. 13596 on January 16, 1979 and the Southwesterly prolongation of the Northwesterly line of Lot 5 of Assessor's Map No. 23 recorded in Assessor's Map Book 1, at Page 28 thereof, Records of said County;

Thence S.29°30'54"E. along the Northeasterly line of said parcel described to the City of Riverside, a distance of 94.08 feet to the Northwesterly line of Bushnell Avenue as shown on La Sierra Gardens by map on file in Book 11 of Maps, at Pages 42 through 50 thereof, Records of Riverside County, California, being the termination of said line description.

The sidelines of said strip of land 5.00 feet in width shall be prolonged or shortened to terminate in the Southwesterly prolongation of the Northwesterly line of Lot 5 of said Assessor's Map No. 23 and the Southwesterly prolongation of the Northwesterly line of said Bushnell Avenue.

EXCEPTING THEREFROM that certain parcel of land as described in Deed to the City of Riverside recorded November 24, 1975 as Instrument No. 146286, Official Records of Riverside County, California.

The above described parcel of land contains 367 square feet, more or less.

Parcel "B"

That portion of Lot 2 in Block 59 of Tract No. 2 of La Sierra Heights as shown by map on file in Book 7 of Maps, at Page 66 thereof, Records of Riverside County, California, described as follows:

Beginning at the Easterly corner of Lot 8 of Assessor's Map No. 23 recorded in Assessor's Map Book 1, at Page 28 thereof, Records of said County;

Thence N.26°24'41"W. along the Northeasterly line of said Lot 8, a distance of 10.56 feet to a line parallel and distant 30.00 feet Northwesterly, measured at right angles from the centerline of Bushnell Avenue as shown on La Sierra Gardens by map on file in Book 11 of Maps, at Pages 42 through 50 thereof, Records of Riverside County, California;

Thence S.44°54'19"W. along said parallel line, a distance of 22.81 feet;

Thence Southwesterly on a curve concave Northwesterly, having a radius of 103.00 feet, through an angle of 15°00'00", an arc length of 26.97 feet;

Thence S.59°54'19"W., a distance of 49.67 feet;

Thence Westerly and Southerly on a curve concave Southeasterly, having a radius of 48.00 feet, through an angle of 80°22'32", an arc length of 67.34 feet to the Northwesterly line of said Bushnell Avenue;

Thence N.44°54'19"E. along said Northwesterly line, a distance of 150.12 feet to the point of beginning.

The above described parcel of land contains 2,684 square feet, more or less.

Parcel "C" – Access Denial Line

That portion of Lot "P" and Lot 2 in Block 59 of Tract No. 2 of La Sierra Heights as shown by map on file in Book 7 of Maps, at Page 66 thereof, Records of Riverside County, California, and Lots 5 and 6 of Assessor's Map No. 23, on file in Book 1, Page 28 of Maps, Records of Riverside County, California, shall have no rights of ingress and egress to and from La Sierra Avenue, a public street, over and across the following described line hereinafter referred to as Course "A":

Commencing at the most Northerly corner of that certain parcel of land as described in Deed to the City of Riverside recorded November 4, 1977 as Instrument No. 221190, Official Records of Riverside County, California, said corner being the intersection of a line that is parallel and distant 48.00 feet Northeasterly, as measured at right angles from the planned street centerline (P-19) of La Sierra Avenue (Holden Avenue) adopted by the City Council of the City of Riverside, by Resolution no. 13596 on January 16, 1979 and the Southwesterly prolongation of the Northwesterly line of said Lot 5;

Thence N.61°16'19"E. along said Southwesterly prolongation, a distance of 5.00 feet to a line that is parallel and distant 53.00 feet Northeasterly, as measured at right angles from said planned street centerline (P-19) of La Sierra Avenue (Holden Avenue), being the Point of Beginning of said line(Course "A") description;

Thence S.29°30'54"E. along said parallel line, a distance of 77.09 feet to the Northeasterly line of that certain parcel of land as described in Deed to the City of Riverside recorded November 24, 1975 as Instrument no. 146286, Official Records of Riverside County, California;

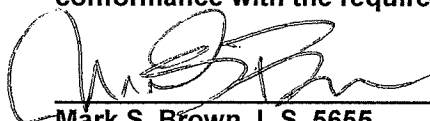
Thence S.62°50'20"E. along said Northeasterly line, a distance of 12.99 feet;

Thence N.89°54'19"E. along said Northeasterly line, a distance of 3.64 feet to the Northwesterly line of Bushnell Avenue as shown on La Sierra Gardens by map on file in Book 11 of Maps, at Pages 42 through 50 thereof, Records of Riverside County, California;

Thence N.44°54'19"E. along said Northwesterly line, a distance of 5.84 feet to the end of said line description.

Access Denial Line length – 99.56 feet.

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



Mark S. Brown, L.S. 5655 Date 10/19/09 Prep. E.V.
License Expires 9/30/11



2 TRACT
NO. 2
LA SIERRA
HEIGHTS
M.B. 7/66

3 BLOCK 59

ASSESSOR'S MAP

NO. 23

A.M.B. 1/28 RIV CO

4

8

9

PARCEL "C"
WAIVED ACCESS
SEE SHEET 1

5 GOLDEN RULE
FAMILY TRUST
A.P.N. 146-182-069

PARCEL "A"
SEE SHEET 1

PARCEL "B"
AREA = 2,684 SQ/FT
PUBLIC STREET &
HIGHWAY EASEMENT

BUSHNELL AVENUE

LA SIERRA AVENUE
(HOLDEN AVENUE)

PIERCE STREET

MONUMENT
N29°30'54"W
N26°24'42"W

N26°24'41"W
45.68'
10.56'
30'
20'
20'

R=103.00'
Δ=15°00'00"
L=26.97'

Δ=80°22'32"
L=67.34'
R=48.00'

N44°54'19"E
150.12'

P.O.B

////// Indicates Access Denial Line

• 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.

SHEET 2 OF 2

SCALE. 1"=40'

DRAWN BY: EV DATE. 10/01/09

SUBJECT. FIVE POINTS PROJECT

16423