

When recorded mail to:

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

DOC # 2011-0361541

08/17/2011 11:08A Fee:NC

Page 1 of 6

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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Project: P09-0142

A.P.N. 189-140-008 &-009

Address: N.W. Corner Payton and Jurupa

D- 16706



GRANT OF EASEMENT

MANHEIM INVESTMENTS, INC, a Nevada Corporation, Successor by Merger to CALIFORNIA AUTO DEALERS EXCHANGE, L.L.C., a Delaware Limited Liability Company, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a California charter city and municipal corporation, 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 7/25/11

MANHEIM INVESTMENTS, INC, a Nevada Corporation, Successor by Merger to CALIFORNIA AUTO DEALERS EXCHANGE, L.L.C., a Delaware Limited Liability Company

By: Michael Broe

By: [Signature]

Print Name: MIKE BROE

Print Name: JOSEPH LUPPINO

Title: VICE PRESIDENT
CHIEF OPERATING OFFICER

Title: VICE PRESIDENT & CHIEF FINANCIAL OFFICER

2011-0361541
08/17/2011 11:06AM
2 of 6

State of Georgia
of California
County of Fulton } ss

On 7/25/11, before me, Judy A. Walker,
a notary public, personally appeared, Michael Broe and Joseph Lupino
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.

Judy A. Walker
Notary Signature

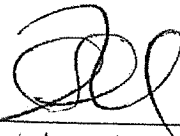


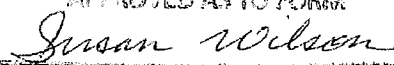
**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a California charter city and 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 8/15/17

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services Manager

APPROVED AS TO FORM

DEPUTY CITY ATTORNEY



2011-0361541
08/17/2011 11:08A
3 of 6

EXHIBIT "A"
STREET DEDICATION
PAYTON AVENUE

1 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING THAT PORTION OF LOT
2 5 OF THE MC CLASKEY TRACT ON FILE IN BOOK 10 PAGES 36 THROUGH 37, INCLUSIVE, OF MAPS,
3 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED
4 AS FOLLOWS:

5
6 **COMMENCING** AT A POINT ON THE WEST LINE OF PAYTON AVENUE DISTANT THEREON NORTH
7 00°28'17" EAST (RECORD SOUTH 00°23'30" WEST) 944.11 FEET FROM THE INTERSECTION OF THE WEST
8 LINE OF PAYTON AVENUE (FORMERLY BAKER STREET), BEING 30.00 FEET WIDE, WITH THE NORTH LINE
9 OF JURUPA AVENUE, BEING 30.00 FEET WIDE, ALL AS SHOWN ON SAID MC CLASKEY TRACT, RECORDS
10 OF RIVERSIDE COUNTY, CALIFORNIA;

11 SAID POINT BEING ALSO THE BEGINNING OF A NON-TANGENT 62.00 FOOT RADIUS CURVE CONCAVE
12 SOUTHERLY, A RADIAL TO WHICH BEARS NORTH 31°15'54" WEST;
13 THENCE EASTERLY ALONG SAID CURVE 62.71 FEET THROUGH A CENTRAL ANGLE OF 57°57'03" TO THE
14 EASTERLY LINE OF SAID PAYTON AVENUE AND THE **POINT OF BEGINNING**;

15
16 THENCE CONTINUING SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF A TANGENT 62.00 FOOT
17 RADIUS CURVE CONCAVE SOUTHWESTERLY 90.62 FEET THROUGH A CENTRAL ANGLE OF 83°44'47";
18 THENCE SOUTH 20°25'56" WEST 59.50 FEET TO THE BEGINNING OF A TANGENT 100.00 FOOT RADIUS
19 CURVE CONCAVE EASTERLY;



EXHIBIT "A"
STREET DEDICATION
PAYTON AVENUE

1 THENCE SOUTHERLY ALONG SAID CURVE 16.72 FEET THROUGH A CENTRAL ANGLE OF 09°34'50" TO THE
2 SOUTHERLY LINE OF SAID LOT 5;
3 THENCE ALONG SAID SOUTHERLY LINE NORTH 89°31'43" WEST 6.21 FEET TO THE SOUTHWESTERLY
4 CORNER OF SAID LOT 5;
5 THENCE LEAVING SAID SOUTHERLY LINE NORTH 00°28'17" EAST 148.83 FEET TO THE POINT OF
6 BEGINNING.

7
8 CONTAINS 3,375 SQUARE FEET, MORE OR LESS.

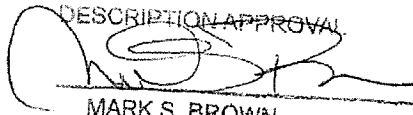


12/17/2010

9
10 MICHAEL JAMES KNAPTON

DATE

11 P.L.S.8012 REV: 12/17/2010



12
MARK S. BROWN
CITY SURVEYOR

DATE



EXHIBIT B



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	62.71'	62.00'	57°57'03"
C2	90.62'	62.00'	83°44'47"

PUBLIC UTILITY EASEMENT
RESERVED FROM STREET
VACATION

P.O.C.
N31°15'54"W(R)

P.O.B.

LOT 7
MB 10/36-37

MC CLASKEY TRACT
M.B. 10/36-37
LOT 5

N00°28'17"E 944.11'
TO INTERSECTION OF WEST LINE
PAYTON AVE. PER PMB 78/2-3 WITH
NORTH LINE JURUPA AVE. PER MB 10/36-37

N00°28'17"E 148.83'

R=100.00'
Δ=9°34'50"
L=16.72'

N79°08'54"W(R)

N89°31'43"W
6.21'

BASIS OF BEARING:
THE PORTION OF PAYTON AVE.
AS SHOWN ON PMB 78/2-3
I.E. NORTH 00°28'17" EAST

PAYTON AVENUE

N00°28'17"E 979.65'
TO JURUPA AVE./PAYTON AVE.
INTERSECTION AS SHOWN ON
PMB 115/40-41

PAR. 2
PM 14425
PMB 78/2-3



LEGEND

STREET DEDICATION
(0.08 ACRES 3,375 SQ. FT.)

INDICATES PROPERTY BOUNDARY

CITY OF RIVERSIDE, CALIFORNIA

THIS PLAT IS SOLELY AN AID IN LOCATING THE EASEMENT DEDICATION IN THE
ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1 W.O. 1249-001

SCALE: 1" = 40'

DRAWN BY: SEB

DATE: 12/16/10

SUBJECT: PAYTON AVENUE-STREET DEDICATION

2011-0361541
08/17/2011 11:08A
6 of 6



16706