

When recorded mail to:

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

DOC # 2012-0530569

11/05/2012 03:34P Fee:NC

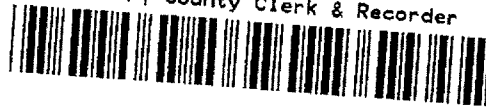
Page 1 of 6

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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			6						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
MAY 11 2012						T:	CTY	UNI	517

FOR RECORDER'S OFFICE USE ONLY

Project: Van Buren Blvd. @ Audrey Ave.  
POR. A.P.N. 191-040-014

**D - 16839**



GRANT OF EASEMENT

**WALTER B. HOLTHAUS and BESSIE E. HOLTHAUS, Trustees of The HOLTHAUS FAMILY TRUST of 2006, executed on May 9, 2006, as their community property, as Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do 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 10.18.12

WALTER B. HOLTHAUS and BESSIE E. HOLTHAUS, Trustees of The HOLTHAUS FAMILY TRUST of 2006, executed on May 9, 2006, as their community property

Walter B. Holthaus  
WALTER B. HOLTHAUS, Trustee

Bessie E. Holthaus  
BESSIE E. HOLTHAUS, Trustee

State of California

County of Riverside } ss

On Oct. 18, 2012, before me, Keith Woodward - Notary Public,

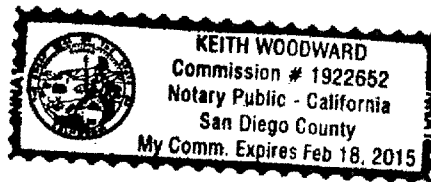
notary public, personally appeared, Walter B. Holthaus AND Bessie E. Holthaus.

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.

Keith Woodward  
Notary Signature

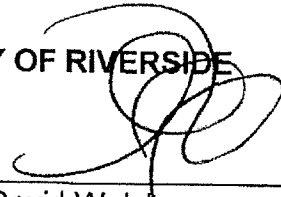


2012-0538589  
11/05/2012 03:34P  
2 of 6

**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 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated 11-1-12

CITY OF RIVERSIDE  
By   
David Welch  
Real Property Services Manager

191-040-014 GOE.DOC

**APPROVED AS TO FORM**  
  
**SUPERVISING DEPUTY CITY ATTORNEY**



2012-0530569  
11/05/2012 03:34P  
3 of 5



EXHIBIT "A"

*A.P.N. 191-040-014*

*Grant of Easement for Public Street Purposes*

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

That portion of Lot 10 in Block 2 of the Lands of the Riverside Land and Irrigating Co., as shown by map on file in Book 1, Page 72 of Maps, records of San Bernardino County, California, and being a portion of Parcel No. 1 of Record of Survey on file in Book 28, Page 80 of Record of Surveys, records of Riverside County, California, described as follows:

COMMENCING at the intersection of the centerline of Van Buren Boulevard with the centerline of Audrey Avenue as shown by said Record of Survey;

THENCE North 0°20'40" East, along said centerline of Van Buren Boulevard, a distance of 209.13 feet to the southwesterly prolongation of the northwesterly line of that certain parcel of land described in deed to Ignacio Diaz, et ux., by deed recorded November 10, 1947, in Book 875, Page 238 of Official Records of said Riverside County;

THENCE North 55°45'30" East, along said southwesterly prolongation and said northwesterly line, a distance of 60.73 feet to a line that is parallel with and distant 50.00 feet easterly, as measured at right angles, from said centerline of Van Buren Boulevard, and being the **POINT OF BEGINNING** of the parcel of land being described; said point also being the most southerly corner of said Parcel No. 1;

THENCE North 0°20'40" East, along said parallel line and along the westerly line of said Parcel No. 1, a distance of 140.84 feet to the northerly line of that certain parcel of land described in deed to The Holthaus Family Trust of 2006, per Grant Deed recorded August 14, 2006, per Document No. 2006-0597402 of Official Records of said Riverside County; said northerly line also being the northerly line of said Parcel No. 1;

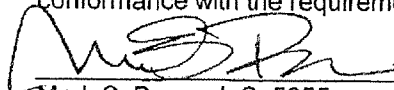
THENCE South 89°39'20" East, along said northerly line, a distance of 10.00 feet to a line that is parallel with and distant 60.00 feet easterly, as measured at right angles, from said centerline of Van Buren Boulevard;

THENCE South 0°20'40" West, along said last mentioned parallel line, a distance of 133.95 feet to said northwesterly line of said parcel of land described in deed to Ignacio Diaz, et ux.; said northwesterly line also being in the southeasterly line of said Parcel No. 1

THENCE South 55°45'30" West, along said northwesterly line and along said southeasterly line of Parcel No. 1, a distance of 12.15 feet to the POINT OF BEGINNING.

Area 1374 square feet.

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

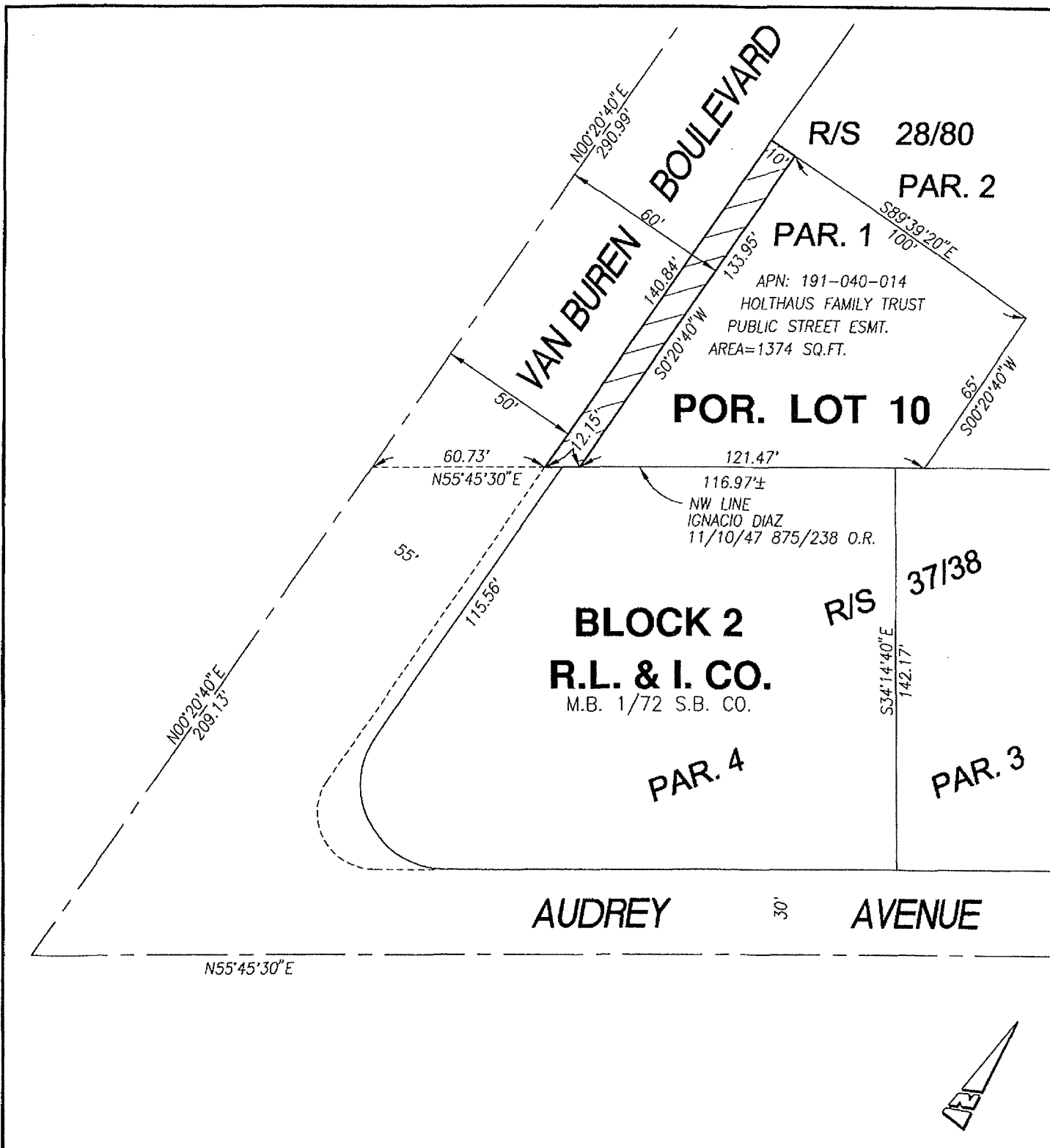
 10/11/12 Prep. Kap  
Mark S. Brown, L.S. 5655 Date



2012-0530563  
11/05/2012 03:34P  
5 of 6



2012-0530569  
 11/05/2012 03:34P  
 6 of 6



• 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 1 OF 1

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 10/10/12

VAN BUREN BLVD. IMPROVEMENTS

16839