

When recorded mail to:

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

DOC # 2013-0159089
04/03/2013 02:52P Fee:NC
Page 1 of 7
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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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
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Project: Zoning Case P06-1628
Main & Strong Streets
A.P.N. 209-033-048-1



D - 16868

GRANT OF EASEMENT

WAYNE G. HODGE and SHIRLEY L. HODGE, as Co-Trustees of the Wayne G. and Shirley L. Hodge Family Trust, u/d/t dated May 15, 2006, 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 4-1-13

WAYNE G. HODGE and SHIRLEY L. HODGE, as Co-Trustees of the Wayne G. and Shirley L. Hodge Family Trust, u/d/t dated May 15, 2006

Wayne G. Hodge
WAYNE G. HODGE, Co-Trustee

Shirley L. Hodge
SHIRLEY L. HODGE, Co-Trustee

State of California

County of Riverside } ss

On April 1, 2013, before me, Lisa A. Merritt,
notary public, personally appeared, Wayne G. Hodge and Shirley L. Hodge

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.

Lisa A. Merritt
Notary Signature

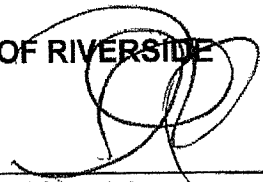


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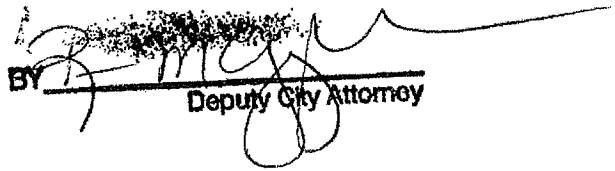
**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

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 4-3-13

CITY OF RIVERSIDE
By 
David Welch
Real Property Services Manager

P13-0158 GOE.DOC

**APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE**
BY 
Deputy City Attorney



2013-0158009
04/03/2013 02:52P
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Exhibit "A"

Street Dedication for APN 209-033-048

Parcel A

A portion of Parcel 1 of that certain Certificate of Compliance Project no. PMW-C-57-767, in the City of Riverside, County of Riverside, State of California, recorded March 8, 1990 as Instrument No. 085485 of Official Records of said Riverside County, described as follows:

All those portions of Lots 22 and 23 of Glendora Tract, in the City of Riverside, County of Riverside, State of California, as shown by map on file in Book 8 of Maps, Page 25 thereof, Records of Riverside County, California, more particularly described as follows:

Commencing at the most southerly corner of said lot 22;

Thence, North 60°54'34" West, along the Southwesterly line of said lot 22, a distance of 82.92 feet to a point being located South 60°54'34" East, a distance of 1.38 feet along the last mentioned Southwesterly line, from the Southwesterly corner of said lot 22, said point also being the Southeasterly corner of that parcel conveyed to the City of Riverside by Deed recorded November 4, 1966 as Instrument No. 108434, of Official Records of said Riverside County; said point also being the True Point of Beginning;

Thence, North 07°13'29" East, along the Easterly line of the last mentioned parcel conveyed to the City of Riverside, a distance of 68.35 feet to a point on the Northeasterly line of said lot 22, said point being the Southeasterly corner of that parcel conveyed to the City of Riverside by Deed recorded November 4, 1966 as Instrument No. 108432, of Official Records of said Riverside County;

Thence, continuing North 07°13'29" East, along the Easterly line of the last mentioned parcel conveyed to the City of Riverside, a distance of 58.64 feet to a point on the Northeasterly line of said lot 23; said point being the Northeasterly corner of that parcel conveyed to the City of Riverside by deed recorded November 4, 1966 as Instrument No. 108432, of Official Records of said Riverside County;

Thence, South 60°54'34" East, along the Northeasterly line of said lot 23, a distance of 5.38 feet;

Thence, South 06°44'00" West, a distance of 10.05 feet to the beginning of a tangent curve, concave Easterly, having a radius of 950.00 feet



Thence, Southerly, along said curve, through a central angle of 2°34'00", an arc distance of 42.56 feet to a line which is parallel with and distant 44.50 feet Easterly, as measured at right angles from the centerline of Main Street;

Thence, South 04°10'00" West, along last mentioned parallel line, a distance of 76.77 feet to the Southeasterly line of said lot 22;

Thence, North 60°54'34" West, along the Southwesterly line of said lot 22, a distance of 11.30 feet to the True Point of Beginning

Containing 917 square feet, more or less.

Parcel B

A portion of Parcel 1 of that certain Certificate of Compliance Project no. PMW-C-57-767, in the City of Riverside, County of Riverside, State of California, recorded March 8, 1990 as Instrument No. 085485 of Official Records of said Riverside County, described as follows:

All those portions of Lots 25 and 26, inclusive, of Glendora Tract, in the City of Riverside, County of Riverside, State of California, as shown by map on file in Book 8 of Maps, Page 25 thereof, Records of Riverside County, California, more particularly described as follows:

Beginning at the most northerly corner of said lot 26;

Thence North 60°54'34" West, along the Northeasterly line of said Lot 25, a distance of 29.00 feet to the most Easterly corner of that parcel conveyed to the City of Riverside by deed recorded February 24, 1978 as Instrument No. 35840, of Official Records of said Riverside County;

Thence, South 29°05'26" West, along the Southeasterly line of said parcel conveyed to the City of Riverside, a distance of 8.00 feet to the Southwesterly line of said parcel conveyed to the City of Riverside; said Southwesterly line being parallel with and distant 33.00 feet Southwesterly, as measured at right angles, from the centerline of Strong Street;

Thence, South 60°54'34" East, along last mentioned parallel line, a distance of 64.32 feet to the Southeasterly line of said Parcel 1;

Thence, North 33°54'56" East, along the Southeasterly line of said Parcel 1, a distance of 8.03 feet to a point on the Northeasterly line of said Lot 26, last



mentioned point being South 60°54'34" East, a distance of 36.00 feet thereon from said most Northerly corner of said Lot 26;

Thence North 60°54'34" West along last mentioned Northeasterly line, a distance of 36.00 feet to the point of beginning.

Containing 517 square feet, more or less.

[Signature] 3-28-13
Iley Ballinger, PLS 8768, Exp. 12-31-14 Date:

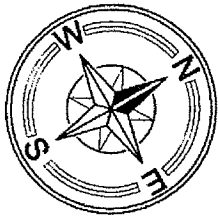


DESCRIPTION APPROVAL:

BY: *[Signature]* 3/29/2013 DATE
FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR



EXHIBIT "B" – STREET DEDICATION FOR APN 209-033-048



Curve Data

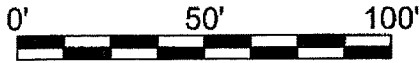
①

R=1000.00'
Δ=2°34'00"
L=44.80'
T=22.40'

Previously dedicated on 12/16/66
as Inst. No. 120383 of Official Records

Previously dedicated on 4/7/78
as Inst. No. 67489 of Official Records

N60°44'00"E 78.01'



SCALE 1"=50'

Previously dedicated on 11/4/66 as
Inst. No. 108432 of Official Records
Previously dedicated on 11/4/66
as Inst. No. 108434 of Official Records

Construction C/L
Monument C/L

MAIN STREET

N7°13'29"E
58.64'

N7°13'29"E
68.35'

S4°10'00"W
76.77'

N60°54'34"W
82.92'

71.62'

11.30'

0.54'

5.50'

5.50'

5.50'

5.50'

5.50'

5.50'

5.50'

5.50'

5.50'

5.50'

5.50'

Legend

○ POINT OF BEGINNING FOR PARCEL B

● POINT OF COMMENCEMENT FOR PARCEL A

◆ POINT OF BEGINNING FOR PARCEL A

▨ AREA TO BE DEDICATED TO THE CITY OF RIVERSIDE FOR STREET PURPOSES

PARCEL "A" = 917± S.F.

PARCEL "B" = 517± S.F.



3-28-B

Portion of Lot 26
Map of Glendora
Tract

APN 209-033-015

Portion of Lot 26
Map of Glendora
Tract

APN 209-033-049

Glendora Tract
Bk. 8 of Maps
Pg. 25, R.C.R.
APN 209-033-048
PARCEL 1 OF PMW-C-57-767
DOC. NO. 90-085485,
O.R.R.C.

Lot 25
Map of Glendora
Tract

PARCEL "B"

Portion of Lot 26
Map of Glendora
Tract

N33°54'56"E 8.03'

64.32'
N60°54'34"W

29.00'
36.00'

65.00'
N60°54'34"W

29.00'

65.00'

S29°05'26"W 8.00'

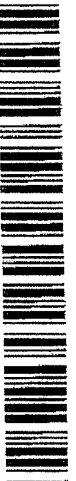
33'

25'

Previously dedicated on 2/24/78
as Inst. No. 35840 of Official Records

STRONG STREET

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LARS ANDERSEN & ASSOCIATES, INC
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS

WWW.LARSANDERSEN.COM 559-276-2790 FAX 559-276-0850

JOB NO: 12108.00
DR. BY: IMB
CH. BY: IMB
DATE: 03/26/13
SCALE: 1"=50'

SHEET NO. 1
OF 1 SHEET

16868