

When recorded mail to:

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

2016-0152529

04/18/2016 04:11 PM Fee: \$ 0.00

Page 1 of 7

Recorded in Official Records
County of Riverside
Peter Aldana
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)

155					R	A	Exam: 148		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
7									
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FOR RECORDER'S OFFICE USE ONLY

Project: PW16-0040
POR. APN: 263-050-074
Address: NONE

D - 17303

GRANT OF EASEMENT


56 Sycamore Canyon Partnership L.P., a California limited partnership, a 1% undivided interest and Jack M. Langson as Trustee of the Jack M. Langson Living Trust u/a dated 1/1/06, a 99% undivided interest, as Grantor(s), FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) 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 the same, as well as pedestrian walkway facilities, manufactured slopes, utilities, including but not limited to electric energy distribution, transmission and telecommunications facilities, waterline distribution and transmission facilities, sanitary sewers, storm drains, traffic signals and related electrical facilities, gas line facilities, 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: MARCH 28, 2016

56 Sycamore Canyon Partnership L.P.,
a California limited partnership


By: Investment Building Group,
a California corporation
general partner

By: 

Jack M. Langson, President

Dated: MARCH 28, 2016

Jack M. Langson Living Trust,
u/a dated 1/1/06

By: 

Jack M. Langson, Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of ORANGE

} ss

On 3-28-16, before me, M. SKAWINSKI,

notary public, personally appeared, JACK M. LANGSON

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.

M. Skawinski

Notary Signature



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of ORANGE } ss

On 3-28-16, before me, M. SKAWINSKI,

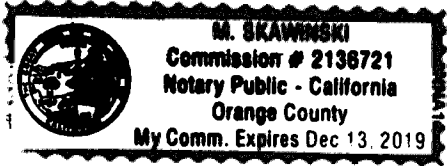
notary public, personally appeared, JACK M. LANGSON

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.

M Skawinski
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 April 14, 2016

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services Manager


APPROVED AS TO FORM:
BY: 
CHIEF ASSISTANT CITY ATTORNEY

EXHIBIT "A"
SYCAMORE CANYON BLVD.
PUBLIC ROAD & UTILITY EASEMENT
LEGAL DESCRIPTION

That portion of Parcel 4, of Parcel Map 0162 as shown by map on file in Book 18 at page 70 of Parcel Maps, Records of Riverside County, California, in the City of Riverside, County of Riverside, State of California, lying within Section 9, Township 3 South, Range 4 West, San Bernardino Meridian, said portion being described as follows:

BEGINNING at the southeasterly corner of Parcel 1 as shown on Parcel Map No. 34336 on file in Book 223 at pages 88 through 90, inclusive of Parcel Maps, Records of Riverside County, California, also being on the westerly right of way line, parallel with and distant westerly 55.00 feet measured at right angles, from centerline of Sycamore Canyon Boulevard, as shown by Parcel Map 34026 on file in Book 223 at pages 78 through 82, inclusive of Parcel Maps, Records of Riverside County, California;

Thence South 02°36'53" East, formerly recorded as South 02°37'02" East per said Parcel Map 34026, along said parallel line, a distance of 228.46 feet to a point on the westerly right-of-way line of Brown Street (44 feet half width) as accepted per Instrument No. 285812 recorded July 26, 1993, Official Records of Riverside County, California;

Thence North 00°21'45" West, formerly recorded as North 00°21'15" West as shown on said Parcel Map 0162, along said westerly right-of-way line, a distance of 225.92 feet, to the northerly line of said Parcel 4;

Thence North 75°37'20" West, along said northerly line of Parcel 4, a distance of 9.28 feet to the **POINT OF BEGINNING**.

Containing 1,014 square feet (0.02 AC), more or less.

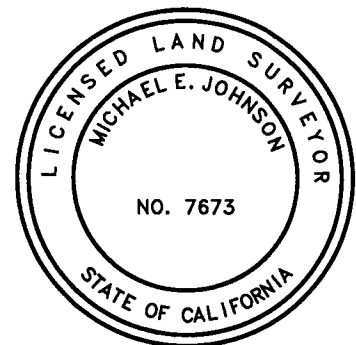
PREPARED UNDER MY SUPERVISION



Michael E. Johnson, L.S. 7673


3/16/16

Date



Prepared By: MK
Checked By: mf

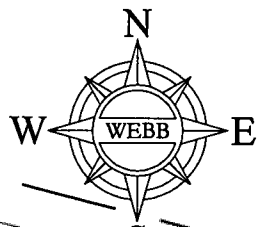
DESCRIPTION APPROVAL:

BY:  3/22/16

DATE

FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

PUBLIC ROAD AND UTILITY EASEMENT



PM NO. 34336
 PARCEL 1
 PMB 223/88-90

N89°25'59"E 73.49'
 (N89°26'04"E 73.66'
 PER PMB 223/78-82)

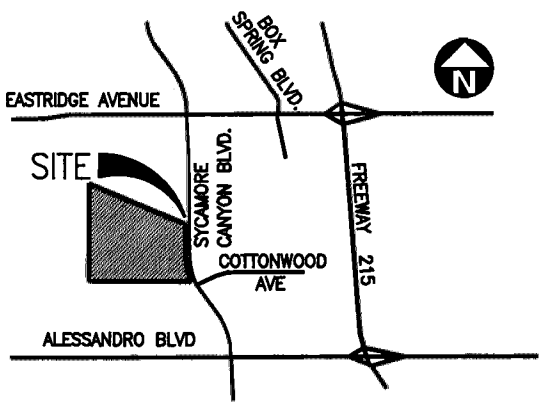
☉ EASTRIDGE AVE

16.5' RIGHT OF WAY CONVEYED
 TO SOUTHERN CALIFORNIA GAS
 CO. OF RIVERSIDE BY INST. # 202
 RECORDED 9/5/60, O.R., RIV. CO.

PMB 18/70
 PARCEL 4

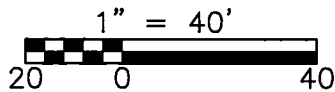
1014.17 SQ. FT.

PMB
 223/78-82



OFFER OF DEDICATION
 ACCEPTED BY RESOLUTION NO. 18283
 RECORDED 7/26/93 AS
 INST. NO. 285812, O.R. RIV. CO. CA

() RECORD DATA PER MAP NOTED



S02°36'53"E 228.46'
 N00°21'45"W 225.92'

☉ BROWN STREET
 (E'LY LINE OF SEC. 9)

☉ SYCAMORE
 CANYON BLVD
 SYCAMORE
 CANYON
 BLVD.

N02°36'53"W 2431.31'
 (N02°37'02"W 2431.49'
 PER PMB 223/78-82)

N00°21'45"W 2646.23'
 (N02°21'15"W 2646.62'
 PER PMB 18/70)

L=294.97' T=148.56'
 Δ=16°54'01" R=1000.00'
 (L=294.94' Δ=16°53'57"
 PER PMB 223/78-82)



SEC. 9, T3S, R4W, SBM

☉ COTTONWOOD AVE

ALBERT A.
WEBB
 ASSOCIATES

CITY OF RIVERSIDE

G:\2014\14-0095\Survey\Plat & Legals\14-0095_Sycamore Canyon Dedication.dwg 3/16/2016 3:03 PM

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 1 OF 1

W.O.
 14-0095

SCALE: 1"=40'

DRWN BY MK
 CHKD BY mej

DATE 3/16/16
 DATE 2/16/16

SUBJECT: PUBLIC ROAD AND UTILITY EASEMENT