

2019-0396955

10/03/2019 03:19 PM Fee: \$ 0.00

Page 1 of 6

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



248

When recorded mail to:

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

FREE RECORDING

This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code §6103)

FOR RECORDER'S OFFICE USE ONLY

Project: P19-0585 Street Vacation
APN's: 266-020-055
Address: 18451 Van Buren Blvd.


D- 17551

GRANT OF EASEMENT

H & A Real Estate, LLC, a California Limited Liability Company, 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.

H & A Real Estate, LLC,
a California Limited Liability Company

Dated: 9/26/19

By: 
Ashraf Navran - Member

Dated: 9-27-19

By: 
Omid Navran - Member

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

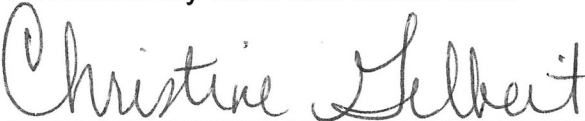
County of San Bernardino } ss

On 9/26/19, before me, Christine Gilbert,
notary public, personally appeared, Ashraf Narran

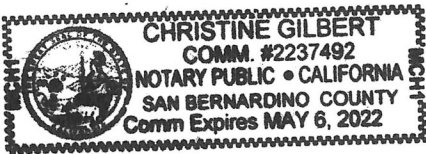
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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.



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 San Bernardino } ss

On 9-27-19, before me, Christine Gilbert,

notary public, personally appeared, Omid Navtan

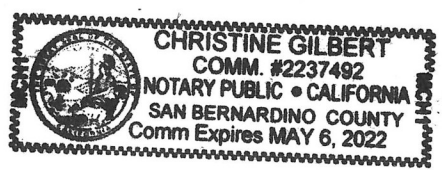
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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.

Christine Gilbert

Notary Signature

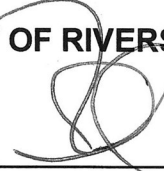


**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

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. 23439 of said City Council adopted May 14th, 2019, and the grantee consents to recordation thereof by its duly authorized officer.


Dated: October 3, 2019

CITY OF RIVERSIDE

By: 

David Welch
Community & Economic Development
Director

Approved as to Form:

By: 

Elliot H. Min
Deputy City Attorney

EXHIBIT 'A'
GRANT OF EASEMENT
LEGAL DESCRIPTION

PROJECT: P19-0585 STREET VACATION
APN: PORTION OF 266-020-055
ADDRESS: 18451 VAN BUREN BLVD.

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

BEING A PORTION OF PARCEL 1 AS SHOWN ON PARCEL MAP NO. 8799, RECORDED IN BOOK 39, PAGE 88 OF PARCEL MAPS, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF PARCEL 1 AS SHOWN IN SAID PARCEL MAP 8799;

THENCE N 89°30'34" E, A DISTANCE OF 169.91 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 1 TO AN ANGLE POINT;

THENCE S 47°15'52" E, A DISTANCE OF 34.04 FEET TO A POINT ALONG THE WESTERLY LINE OF DAUCHY AVENUE 30 FEET IN WIDTH;

THENCE S 00°16'00" E, A DISTANCE OF 223.09 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 100.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°36'08" AND ARC DISTANCE OF 23.74 FEET TO A POINT HAVING A RADIAL BEARING OF S 76°39'52" E, SAID POINT ALSO BEING 33 FEET WESTERLY AND PARALLEL TO THE CENTERLINE OF DAUCHY AVENUE;

THENCE N 00°16'00" W, A DISTANCE OF 234.82 FEET ALONG SAID PARALLEL LINE;

THENCE N 41°44'04" W, A DISTANCE OF 33.37 FEET TO A LINE 60.00 FEET SOUTH AND PARALLEL TO THE CENTERLINE OF VAN BUREN BLVD.;

THENCE N 89°30'34" W, A DISTANCE OF 169.90 FEET ALONG SAID PARALLEL LINE TO THE WESTERLY LINE OF SAID PARCEL 1;

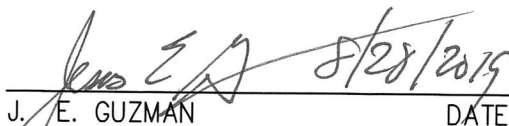
THENCE NORTH ALONG THE WESTERLY LINE OF PARCEL 1, N 00°16'00" W, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING

AREA = 2,642 SF, 0.060 ACRES

PREPARED BY:

SPB ENGINEERING, INC.
1391 WINDEMERE LANE
TUSTIN, CA. 92780

PREPARED UNDER THE SUPERVISION OF:


J. E. GUZMAN
DATE



DESCRIPTION APPROVAL:

BY: 
DATE 9/6/2019

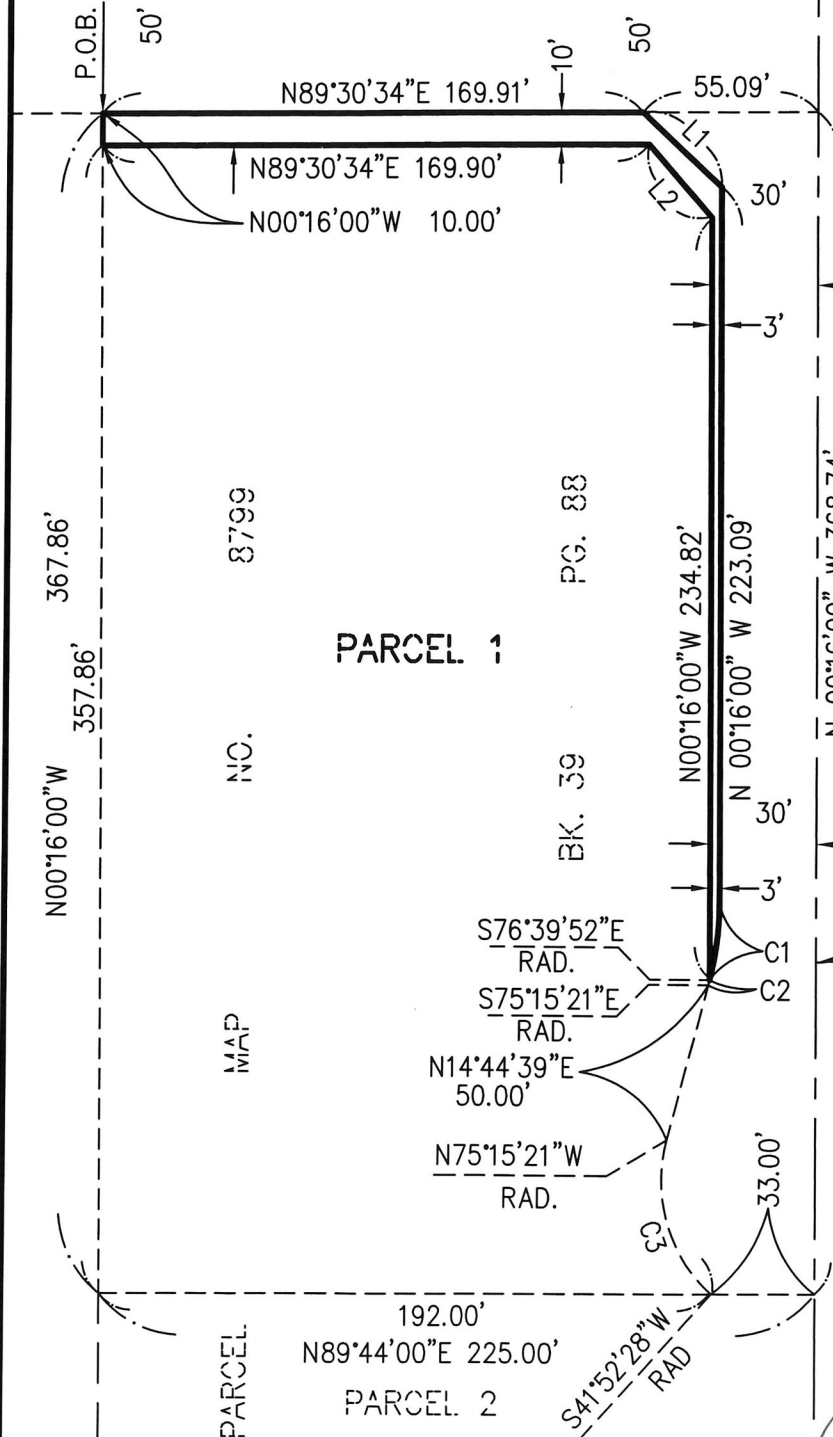
FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

PLAT MAP

60' VAN BUREN BLVD.

NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	13°36'08"	100.00'	23.74'	11.93'
C2	01°24'31"	100.00'	2.46'	1.23'
C3	61°53'56"	48.00'	51.86'	28.78'

NO.	BEARING	DISTANCE
L1	N47°15'52"W	34.04'
L2	N41°44'04"W	33.37'



PREPARED BY:

SPB ENGINEERING, INC.
1391 WINDEMERE LANE
TUSTIN, CA. 92780

PREPARED UNDER THE SUPERVISION OF:

J. E. Guzman
J. E. GUZMAN
8/28/2019
DATE



MAP NO. 8799

NO. 39

BK. 39

PG. 88

PARCEL 1

192.00'
N89°44'00"E 225.00'
PARCEL 2

SCALE: 1"=60'