

When recorded mail to:

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

2019-0426216

10/23/2019 11:45 AM Fee: \$ 0.00

Page 1 of 6

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)

FOR RECORDER'S OFFICE USE ONLY

180

Project: P18-0646, P18-0648, P18-0649
APN's: 155-273-013
Address: 8283 Arlington Avenue

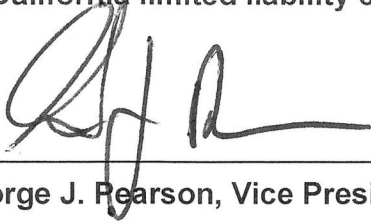
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17553

GRANT OF EASEMENT

G & M GAPCO 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.

G & M GAPCO LLC,
a California limited liability company



George J. Pearson, Vice President

Date: 9/27/2019

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 _____

} ss

On _____, before me, _____,
notary public, personally appeared, _____

_____ ,
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

**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.

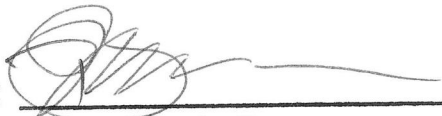
Dated: October 22, 2019

CITY OF RIVERSIDE

By: 

David Welch
Community & Economic
Development Director

Approved as to Form:

By: 

Anthony L. Beaumon
Deputy City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION
Grant of Easement

Project: P18-0646, P18-0648, P18-0649
Address: 8283 Arlington Avenue
Portion APN: 155-273-013

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

That portion of Lot 23 of Bixmill Tract, in the City of Riverside, County of Riverside, State of California as shown by map on File in Book 16, Page 28 of Maps, Records of Riverside County, described as follows;

Commencing at the centerline intersection of Arlington Avenue and Lake Street as shown on Parcel Map 30663, recorded in Book 216, Pages 43 and 44, Records of Riverside County;

Thence North 02°57'46" East a distance of 205.05 feet along the centerline of said Lake Street to the intersection with the westerly prolongation of the southerly line of Parcel 1 of said Parcel Map 30663;

Thence South 89°30'00" East a distance of 30.03 feet to a line parallel and distant 30 feet easterly of the centerline of said Lake Street and the **Point of Beginning** of the parcel of land to be described;

Thence continuing South 89°30'00" East a distance of 3.00 feet to the southwest corner of said Parcel 1 and a line parallel with and distant 33.00 feet easterly of the centerline of said Lake Street;

Thence South 02°57'46" West a distance of 119.03 feet along said parallel line;

Thence South 39°46'38" East a distance of 34.01 feet to a line parallel with and distant 60.00 feet north of the centerline of said Arlington Avenue;

Thence South 89°30'00" East a distance of 114.01 feet along said parallel line to the intersection of the southerly prolongation of the easterly line of said Parcel Map 30663;

Thence South 2°57'32" West 5.00 feet along said prolongation to a line parallel with and distant 55.00 feet north of the centerline of said Arlington Avenue;

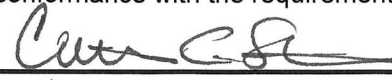
Thence North 89°30'00" West a distance of 119.23 feet along said parallel line to the beginning of a tangent curve concave northeasterly with a 20.00 foot radius;

Thence westerly and northerly along said curve through a central angle of 92°28'00" a distance of 32.28 feet to a line parallel with and distant 30.00 feet easterly of the centerline of said Lake Street;

Thence North 2°57'46" East a distance of 129.11 feet along said parallel line, to the **Point of Beginning**.

The above described parcel of land contains **1,341 square feet**, more or less.

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

 9/24/19 Prep. DJW
Curtis C. Stephens, L.S. 7519 Date





LAKE STREET

PARCEL 2

PARCEL MAP 30663
PMB 216/43-44

PARCEL 1

P.O.B.

N89°30'00"W
30.03'

N89°30'00"W
3.00'

30'

BIXMILL TRACT
MB 16/28
LOT 23

Public Street and
Highway Easement
1,341 sq/ft +/-

N02°57'46"E 205.05'

N02°57'46"E 129.11'

N02°57'46"E 119.03'

33'

N39°46'38"W 34.01'

R=20.00'
Δ=92°28'00"
L=32.28'
T=20.88'

87.44'

N89°30'00"W 114.01'

N2°57'32"E
5.00'

N89°30'00"W 119.23'

55'

60'

ARLINGTON AVENUE

58.71'

N89°30'00"W 170.15'

P.O.C.

RS 20/54

• 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: 1" = 40'

DRAWN BY: DBW

DATE: 9/24/19

SUBJECT: 8283 Arlington Ave. - Grant of Easement