

When recorded mail to:

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

**2021-0169051**

03/17/2021 11:06 AM 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)

105					R	A	Exam: 901		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
7									
SIZE	NCOR	SMF	NCHG	T:					

FOR RECORDER'S OFFICE USE ONLY

Project: BP2019-03824  
POR. APN: 225-201-036  
Address: 6627 School Circle

**D - 17603**

**GRANT OF EASEMENT**

**Juan Gabriel Mejia Esquivel, an unmarried man and David Acosta Gonzalez, a single man as joint tenants** , 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 2-2-21

JUAN GABRIEL MEJIA ESQUIVEL  
Juan Gabriel Mejia Esquivel

**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 Colorado  
~~California~~

County of El Paso } ss

On February 2<sup>nd</sup> 2021, before me, Tera Slaski,

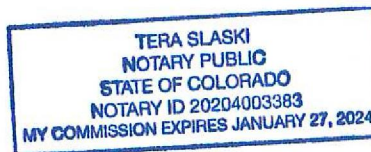
notary public, personally appeared, Juan Gabriel Mejia Esquivel

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.

Tera Slaski  
Notary Signature



Dated 2-2-21

David Acosta Gonzalez  
David Acosta Gonzalez

**ACKNOWLEDGMENT**

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State of Colorado  
~~California~~

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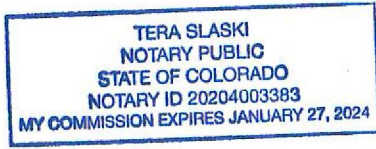
On February 2<sup>nd</sup> 2021, before me, Tera Slaski,  
notary public, personally appeared, David Acosta Gonzalez

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.

Tera Slaski  
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 February 24, 2021

**CITY OF RIVERSIDE**

By: \_\_\_\_\_

David Welch  
Community & Economic  
Development Director

APPROVED AS TO FORM:  
BY: \_\_\_\_\_  
CHIEF ASSISTANT CITY ATTORNEY

**EXHIBIT "A" – LEGAL DESCRIPTION  
GRANT OF EASEMENT**

THAT PORTION OF LOT 14 IN BLOCK 6 OF TIBBET'S TRACT AND THOSE PORTIONS OF SCHOOL CIRCLE AND PARK AVENUE (NOW ABANDONED), IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 4 OF MAPS, AT PAGE 91, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE WESTERLY LINE OF NORTH SCHOOL STREET AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JUNE 6, 1926 IN BOOK 544, AT PAGE 500, OF DEEDS, RIVERSIDE COUNTY RECORDS, WITH THE CENTERLINE OF CENTRAL AVENUE;

THENCE SOUTH  $00^{\circ} 53' 00''$  EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 333.19 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE;

THENCE SOUTH  $29^{\circ} 35' 00''$  WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 2.09 FEET TO THE SOUTHERLY LINE THE PARCEL CONVEYED TO PERRY STUDYBAKER AND MINNIE STUDYBAKER BY DEED RECORDED MARCH 1, 1944 IN BOOK 612, AT PAGE 568, OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS, ALSO BEING **THE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH  $29^{\circ} 35' 00''$  WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 148.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 8.00 FEET;

THENCE WESTERLY ALONG SAID CURVE A DISTANCE OF 12.33 FEET, THROUGH A CENTRAL ANGLE OF  $88^{\circ} 18' 13''$ , TO A POINT OF TANGENCY WITH THE NORTHERLY LINE OF SCHOOL CIRCLE AS ESTABLISHED BY ORDER OF COMMON COUNCIL OF THE CITY OF RIVERSIDE RECORDED OCTOBER 26, 1926 IN BOOK 697, AT PAGE 99, OF DEEDS, RIVERSIDE COUNTY RECORDS;

THENCE NORTH  $62^{\circ} 06' 47''$  WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 17.16 FEET TO THE SOUTHERLY PROJECTION OF THE WESTERLY LINE OF THE PARCEL CONVEYED TO PERRY STUDYBAKER AND MINNIE STUDYBAKER BY DEED RECORDED MARCH 1, 1944 IN BOOK 612, AT PAGE 568, OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS;

THENCE NORTH  $00^{\circ} 09' 23''$  WEST ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 3.40 FEET TO A POINT 3.00 FEET NORTHERLY OF, AT A RIGHT ANGLE TO THE NORTHERLY LINE OF SCHOOL CIRCLE;

THENCE SOUTH  $62^{\circ} 06' 47''$  EAST PARALLEL WITH SAID NORTHERLY LINE OF SCHOOL CIRCLE, A DISTANCE OF 8.91 FEET;

THENCE NORTH 73 ° 44' 07" EAST, A DISTANCE OF 13.93 FEET TO A POINT 8.00 FEET WESTERLY OF, AT A RIGHT ANGLE TO THE PREVIOUSLY MENTIONED WESTERLY LINE OF NORTH SCHOOL STREET;

THENCE NORTH 29 ° 35' 00" EAST PARALLEL WITH SAID WESTERLY LINE OF NORTH SCHOOL STREET, A DISTANCE OF 139.05 FEET TO THE SOUTHERLY LINE THE PARCEL CONVEYED TO PERRY STUDYBAKER AND MINNIE STUDYBAKER BY DEED RECORDED MARCH 1, 1944 IN BOOK 612, AT PAGE 568, OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS;

THENCE NORTH 89 ° 07' 00" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 9.28 FEET TO **THE POINT OF BEGINNING**;

SAID PARCEL CONTAINS 1,320 SQUARE FEET MORE OR LESS.

PREPARED UNDER THE SUPERVISION OF:

*Gabriel D. Ybarra* *1-20-2021*

GABRIEL D. YBARRA  
L.S. 4343  
REG. EXP. 06-30-2022

DATE



DESCRIPTION APPROVAL:

BY: *Curtis C. Stephens*

*1/29/21*  
DATE

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

# GRANT OF EASEMENT

## LINE DATA

(N)	BEARING	DISTANCE
1	S 89°07'00" W	100.00'
2	S 00°09'23" E	45.00'
3	N 89°07'00" E	99.51'
4	N 00°53'00" W	43.19'
5	S 29°35'00" W	2.09'
6	S 29°35'00" W	148.46'
7	N 62°06'47" W	17.16'
8	N 00°09'23" W	3.40'
9	S 62°06'47" E	8.91'
10	N 73°44'07" E	13.93'
11	N 29°35'00" E	139.05'
12	N 89°07'00" E	9.28'

## CURVE DATA

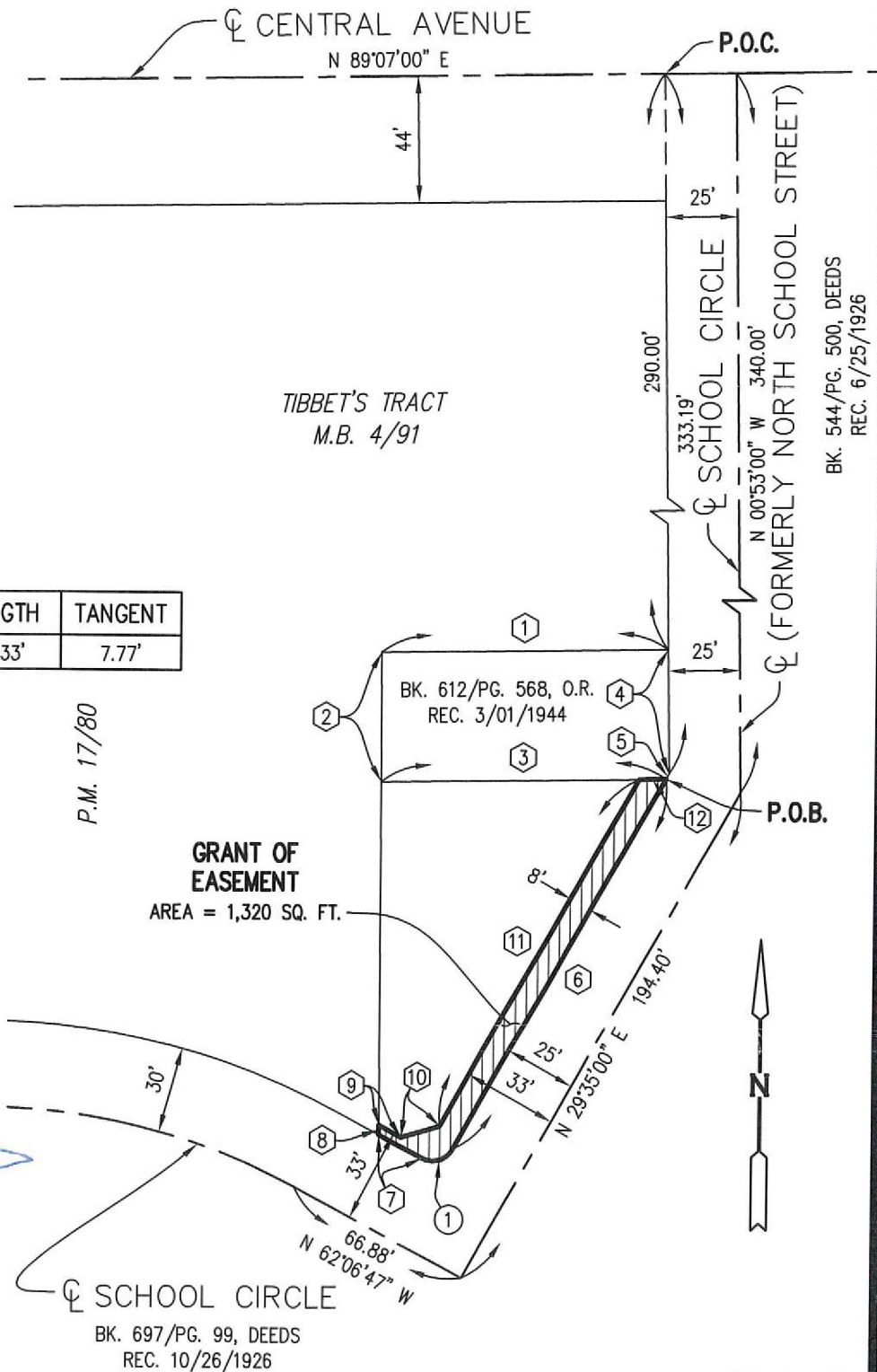
(N)	DELTA	RADIUS	LENGTH	TANGENT
1	88°18'13"	8.00'	12.33'	7.77'

### EXHIBIT PREPARED BY:

ACTION SURVEYS, INC.  
 1045 MAIN STREET, SUITE 102  
 RIVERSIDE, CA 92501  
 (951) 686-6166

### DATE EXHIBIT PREPARED:

DECEMBER 23, 2020



## 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

OOD-P19-0000

SCALE: 1" = 60'

DRAWN BY: M.B.

DATE: 12/23/20

SUBJECT: