

When recorded mail to:

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

2021-0235123

04/15/2021 10:40 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)

293

FOR RECORDER'S OFFICE USE ONLY

Project: Tract 32647 Offsite
Por. APN: 266-070-012
Address:

D - 17607

GRANT OF EASEMENT

Riverside 103, LP, a California limited partnership, 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 3/1/21

Riverside 103, LP,
a California limited partnership

By: [Signature]

By: _____

Print Name: Chris Jones

Print Name: _____

Title: Vice President

Title: _____

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 Riverside } ss

On March 1st, 2021, before me, P. Boross, Notary Public,

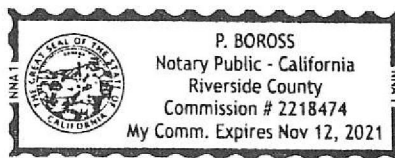
notary public, personally appeared, Chris Jones

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 this/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.

P. Boross
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 March 18, 2021

CITY OF RIVERSIDE

By: _____


David Welch
Community & Economic
Development Director

APPROVED AS TO FORM:

BY: 
CHIEF ASSISTANT CITY ATTORNEY

EXHIBIT "A"
PUBLIC STREET & HIGHWAY EASEMENT

That portion of Lot 82 of Woodcrest Acres as shown by map on file in Book 11 of Maps at page 62 thereof, Records of Riverside County, California, located in Section 30, Township 3 South, Range 4 West, San Bernardino Meridian, said portion being described as follows:

COMMENCING at the intersection of the centerline of Lurin Avenue (30.00 feet in half width) with the centerline of Taft Street (30.00 feet in half width) of said Woodcrest Acres;

Thence North 89°50'03" West along said centerline of Lurin Avenue, a distance of 1329.87 feet to the northerly prolongation of the easterly line of Parcel 1 of Tract 2 conveyed to HANSJVC, LLC by Grant Deed recorded November 10, 2011 as Document No. 2011-0503403, Official Records of Riverside County, California;

Thence South 00°09'57" West perpendicular to said centerline of Lurin Avenue, a distance of 30.00 feet to the **TRUE POINT OF BEGINNING**, said point being on the southerly right of way line of said Lurin Avenue, said point also being the northwest corner of Parcel 2 of those certain parcels of land conveyed to Western Municipal Water District as Parcels 1 and 2 by grant deed recorded December 22, 1982 by Instrument No. 220898, Official Records of Riverside County, California;

Thence North 89°50'03" West along said southerly right of way line, a distance of 25.60 feet to the northwest corner of said Parcel 1 of Tract 2;

Thence South 01°05'27" West along the westerly line of said Parcel 1 of Tract 2, a distance of 3.00 feet to a point on a line parallel with and distant 33.00 feet, measured at a right angle, from the centerline of said Lurin Avenue;

Thence South 89°50'03" East along said parallel line, a distance of 25.63 feet to a point on the westerly line of said Parcel 2 conveyed to Western Municipal Water District;

Thence North 00°40'03" East along said westerly line, a distance of 3.00 feet to the **TRUE POINT OF BEGINNING.**

Containing 77 square feet, more or less.

PREPARED UNDER MY SUPERVISION

mtj 4/05/21
Michael E. Johnson, L.S. 7673 Date
Prepared By: *LB* Checked By: *mf*



DESCRIPTION APPROVAL:
BY: *[Signature]* 4/12/21
DATE
FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

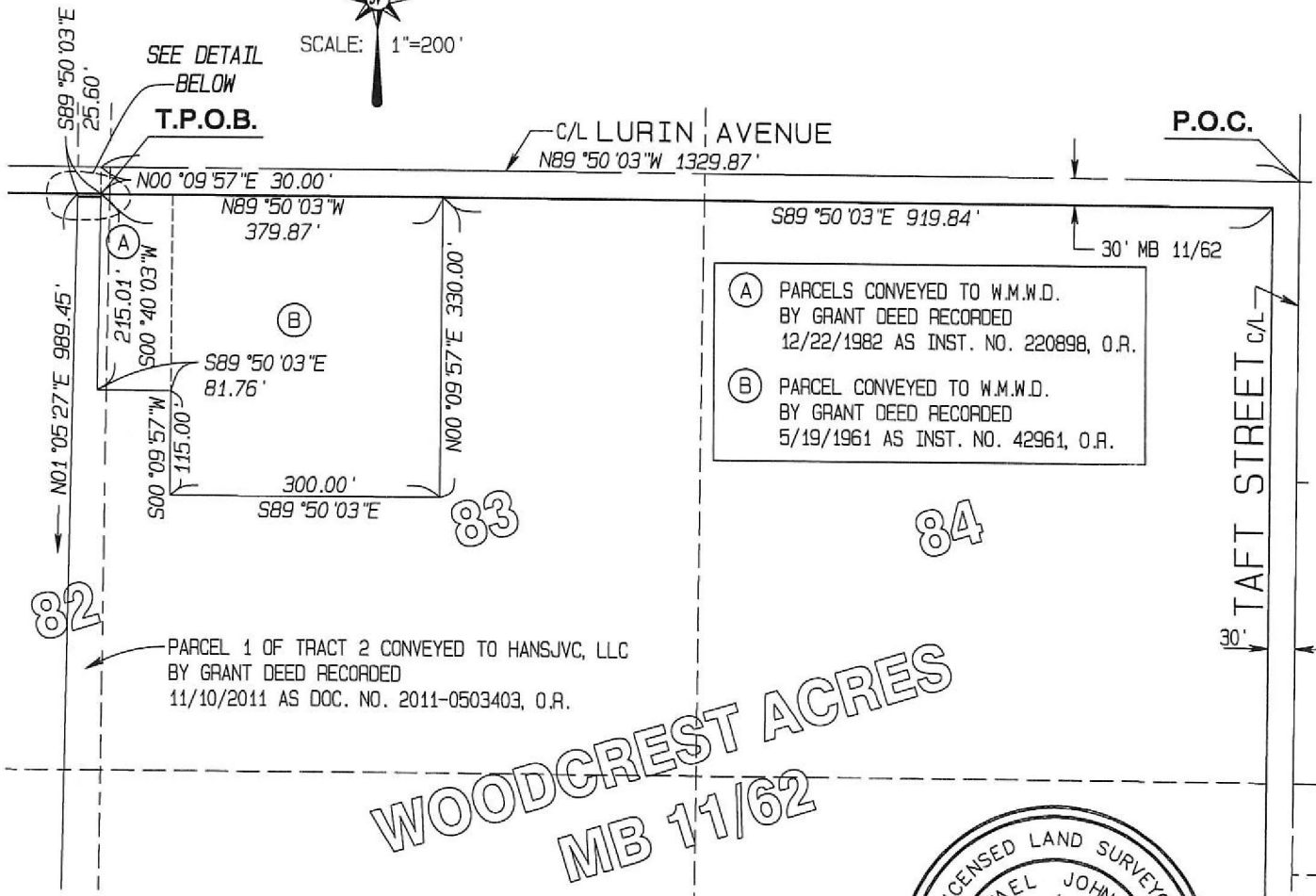


SCALE: 1"=200'

SEE DETAIL BELOW
T.P.O.B.

C/L LURIN AVENUE
N89°50'03"W 1329.87'

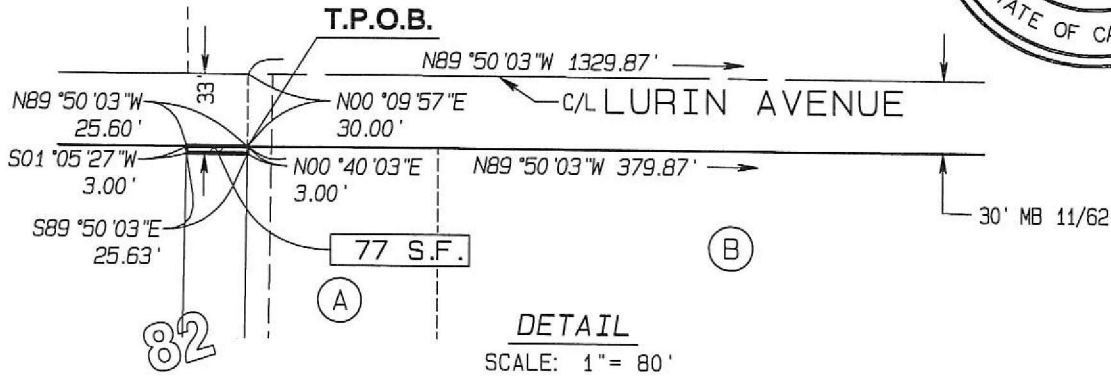
P.O.C.



WOODCREST ACRES
MB 11/62



G:\2015\15-0346\MMWD\Land Swap.pro 12/30/2020



ALBERT A.
WEBB
ASSOCIATES

SECTION 30, T. 3 S., R. 4 W., S.B.M.

CITY OF RIVERSIDE

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.		SHEET 1 OF 1	W.O. 05-0424
SCALE: 1" = 200'		DATE: 1/22/2007	
DRWN BY AJG	DATE 10/26/17	SUBJECT: PUBLIC STREET & HIGHWAY EASEMENT	
CHKD BY MEJ	DATE 12/30/20		