

2020-0626733

12/10/2020 10:03 AM Fee: \$ 0.00

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



When recorded mail to:

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

459  
1032

**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: Durahart Street Dedication  
APN: 210-150-001  
Address: 2625 Durahart Street

**D - 17610**

**GRANT OF EASEMENT**

2625 Durahart Riverside, LLC, a California limited liability company, as to an undivided 75% and Ashok K. Gupta, Trustee of the Ashok K. Gupta Living Trust dated April 21, 1999, as to an undivided 25% as tenants in common, 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 Feb. 21, 2020

**2625 Durahart Riverside, LLC, a California limited liability company**

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

By: 

Print Name: \_\_\_\_\_

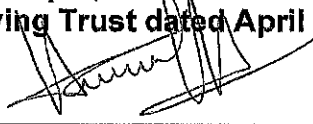
Print Name: KEITH ANDERSON

Title: \_\_\_\_\_

Title: MANAGER

Dated 2/21/2020

**Ashok K. Gupta, Trustee of the Ashok K. Gupta Living Trust dated April 21, 1999**



**Ashok K. Gupta, 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 SAN DIEGO } ss

On 2/21/2020, before me, GREG KUGLER, NOTARY PUBLIC,  
notary public, personally appeared, \_\_\_\_\_

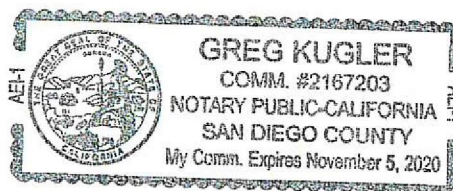
Keith R. Anderson + Ashok K. Gupta

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.

[Handwritten Signature]  
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 April 11, 2020

**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**

Project: Durahart Street Dedication  
APN: 210-150-001  
Address: 2625 Durahart Street

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

That portion of the North half of the Southwest quarter of the Northeast quarter of the Northeast quarter of Section 24, Township 2 South, Range 5 West, San Bernardino Base and Meridian, more particularly described as follows:

**BEGINNING** at a point of intersection of the west line of the easterly 33.00 feet as conveyed to the City of Riverside by deed recorded January 14, 1955 as Instrument No. 3115 in Book 1680, Page 50 of Official Records of Riverside County, California and the north line of the North half of the Southwest quarter of the Northeast quarter of the Northeast quarter of said Section;

Thence South  $00^{\circ}03'10''$  West, along said west line, a distance of 199.95 feet to the beginning of a tangent curve, concave to the west, having a radius of 110.00 feet;



Thence Northerly along said curve, to the left, through a central angle of  $29^{\circ}28'51''$ , an arc length of 56.60 feet;

Thence North  $29^{\circ}25'41''$  West, a distance of 65.00 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 60.00 feet;

Thence Northerly and Easterly along said curve, to the right, through a central angle of  $113^{\circ}44'30''$ , an arc length of 119.11 feet to the **POINT OF BEGINNING**.

Area – 5949 S.F. more or less

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

 2/21/20 Prep.   
Curtis C. Stephens, L.S. 7519 Date



P.O.B.

R=60.00'  
Δ=113°44'30"  
L=119.11'  
T=91.94'

33'

**STREET AND HIGHWAY EASEMENT**

POR. APN 210-150-001  
AREA-5,949 S.F.

N29°25'41"W  
65.00'

199.95'

STREET

R=110.00'  
Δ=29°28'51"  
L=56.60'  
T=28.94'

N00°03'10"E

N1/2, SW1/4, NE1/4, NE1/4  
SECTION 24, T.2S, R.5W. S.B.M.

DURAHART

TO MASSACHUSETTS AVENUE

• 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"=50'

DRAWN BY: CURT

DATE: 2/19/20

SUBJECT: REZONE - 2625 DURAHART STREET - APN 210-150-001