

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)

2021-0445746

07/26/2021 04:23 PM Fee: \$ 0.00

Page 1 of 6

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



901

FOR RECORDER'S OFFICE USE ONLY

Project: BP-2020-01543
POR. APN: 280-260-030
Address: 18806 Van Buren Blvd.

D - 17625

GRANT OF EASEMENT

Crossroad Riverside, 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.

Dated 6/15/2021

Crossroad Riverside, LLC,
a California limited liability company

By: 

Print Name: Yoon Byun

Title: Manager

By: _____

Print Name: _____

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 6/15/2021, before me, Dongwon Yoon,
notary public, personally appeared, Yoon Byun

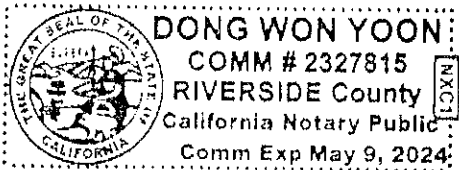
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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 July 6, 2021


CITY OF RIVERSIDE

By: _____
David Welch
Community & Economic
Development Director

Approved as to Form:

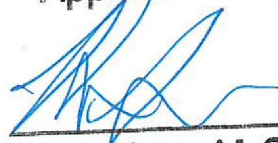
By:  _____
**Ruthann M. Salera
Deputy City Attorney**

EXHIBIT 'A'
PUBLIC STREET & HIGHWAY EASEMENT
LEGAL DESCRIPTION

PROJECT: BUILDING PERMIT NO. BP-2020-01543
APN: PORTION OF 280-260-030
ADDRESS: 18806 VAN BUREN BLVD.

PARCEL "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE NORTHERLY 10 FEET OF VAN BUREN BOULEVARD LYING SOUTHERLY OF AND ADJACENT TO THE EASTERLY RECTANGULAR HALF OF BLOCK 23 OF AMENDED MAP OF OAK GLEN TRACT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 20, PAGE 21 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, HEREIN DESCRIBED AS ABANDONED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY, CALIFORNIA, A CERTIFIED COPY OF WHICH WAS RECORDED APRIL 30, 1975 AS INSTRUMENT NO. 49453, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO TOGETHER WITH A PORTION OF BRAZOS WAY (FORMERLY GRANT STREET, LOT "T") AS VACATED BY RESOLUTION 87-319 OF THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY IN DOCUMENT RECORDED DECEMBER 11, 1987 AS INSTRUMENT NO. 350984, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED HEREON BELOW:

BEGINNING AT THE NORTHWESTERLY CORNER OF THE EAST HALF OF SAID BLOCK 23 OF SAID AMENDED MAP OF OAK GLEN TRACT;

THENCE SOUTH 600.00 FEET ALONG THE WEST HALF OF THE EAST HALF OF SAID BLOCK 23 TO THE **TRUE POINT OF BEGINNING**.

THENCE EAST 125.00 FEET TO THE EAST LINE OF THE EAST HALF OF SAID BLOCK 23;

THENCE EAST 32.00 FEET ALONG THE SOUTH LINE OF BRAZOS WAY (VACATED) TO THE EAST LINE OF THE WEST HALF OF SAID BRAZOS WAY (VACATED);

THENCE SOUTH 10.00 FEET ALONG THE EAST LINE OF THE WEST HALF OF BRAZOS WAY (VACATED);

THENCE WEST 32.00 FEET TO THE SOUTHERLY PROLONGATION LINE OF THE EAST LINE OF THE EAST HALF OF SAID BLOCK 23;

THENCE WEST 125.00 FEET TO THE SOUTHERLY PROLONGATION LINE OF THE WEST LINE OF THE EAST HALF OF SAID BLOCK 23;

THENCE NORTH 10.00 FEET ALONG THE SOUTHERLY PROLONGATION OF THE WEST LINE OF THE EAST HALF OF SAID BLOCK 23, TO THE **TRUE POINT OF BEGINNING**.

AREA = 1570 SF

PARCEL "B"

BEING A PORTION OF THE EASTERLY RECTANGULAR HALF OF BLOCK 23 OF AMENDED MAP OF OAK GLEN TRACT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 20, PAGE 21 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF BRAZOS WAY (FORMERLY GRANT STREET, LOT "L") AS VACATED BY RESOLUTION 87-319 OF THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY IN DOCUMENT RECORDED DECEMBER 11, 1987 AS INSTRUMENT NO. 350984, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF THE EAST HALF OF SAID BLOCK 23 OF SAID AMENDED MAP OF OAK GLEN TRACT;
THENCE EAST 125.00 FEET ALONG THE NORTHERLY LINE OF SAID BLOCK 23 TO THE EASTERLY CORNER OF SAID BLOCK 23;
THENCE CONTINUING EAST 32.00 FEET TO THE NORTHEAST CORNER OF THE WESTERLY HALF OF SAID BRAZOS WAY (VACATED);
THENCE SOUTH 3.00 FEET ALONG THE EASTERLY LINE OF THE WESTERLY HALF OF SAID BRAZOS WAY (VACATED);
THENCE WEST 32.00 FEET TO THE WESTERLY LINE OF SAID BRAZOS WAY (VACATED), SAID LINE ALSO BEING THE EASTERLY LINE OF SAID BLOCK 23;
THENCE WEST 125.00 FEET TO THE WESTERLY LINE OF THE EASTERLY HALF OF SAID BLOCK 23;
THENCE NORTH ALONG SAID WESTERLY LINE, 3.00 FEET TO THE POINT OF **BEGINNING**

AREA = 471 SF

DESCRIPTION APPROVAL:

BY: [Signature] 6/10/21
DATE

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

PREPARED BY:

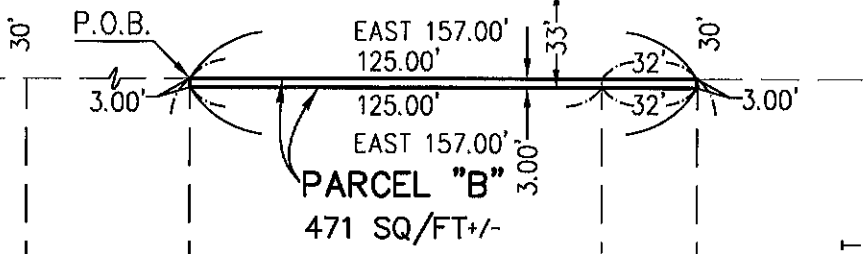
SPB ENGINEERING, INC.
1391 WINDEMERE LANE
TUSTIN, CA. 92780

PREPARED UNDER THE SUPERVISION OF:



[Signature] 5/27/2021
J. E. GUZMAN DATE

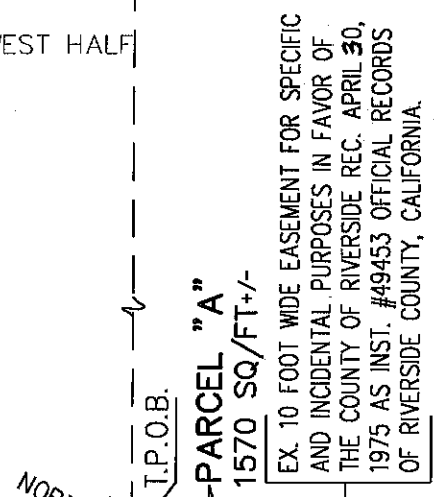
COLT STREET



B L O C K 2 3

AMENDED MAP OF THE
 OAK GLEN TRACT
 M. B. 20 / 21
 EAST HALF
 APN 280-260-030

WEST HALF



PARCEL "A"
 1570 SQ/FT +/-
 EX. 10 FOOT WIDE EASEMENT FOR SPECIFIC
 AND INCIDENTAL PURPOSES IN FAVOR OF
 THE COUNTY OF RIVERSIDE REC. APRIL 30,
 1975 AS INST. #49453 OFFICIAL RECORDS
 OF RIVERSIDE COUNTY, CALIFORNIA.

(BRAZOS WAY - VACATED) (FORMERLY GRANT STREET - LOT "T")
 NORTH 600.00'

BRAZOS WAY (FORMERLY GRANT STREET, LOT "T") VACATED BY
 RESOLUTION 87-319 OF THE BOARD OF SUPERVISORS OF RIVERSIDE
 COUNTY IN DOCUMENT RECORDED DECEMBER 11, 1987 AS INSTRUMENT
 NO. 350984, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PREPARED BY:
 SPB ENGINEERING, INC.
 1391 WINDEMERE LANE
 TUSTIN, CA. 92780



PREPARED UNDER THE SUPERVISION OF:

CITY OF RIVERSIDE
 COUNTY OF RIVERSIDE

VAN BUREN BOULEVARD

J. E. Guzman
 J. E. GUZMAN
 5/27/2021
 DATE

SCALE: 1"=60'