

2022-0097197

02/28/2022 10:58 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

FREE RECORDING

This instrument is for the benefit  
of the City of Riverside and is  
entitled to be recorded without  
fee (Government Code §6103)

*DTT; φ*

FOR RECORDER'S OFFICE USE ONLY

Project: GP-2021-19380  
APN's: 141-280-020  
Location: Pike Street

D- 17648

**GRANT OF EASEMENT.**

**Placido Gonzalez and Maria T. Romo, Husband and Wife 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.

Placido Gonzalez

Dated: 1-25-22

By: [Signature]

Maria T. Romo

Dated: 1/25/22

By: MARIA T ROMO

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 Jan 25, 2022, before me, Kimberly Winsor, notary public, personally appeared, Placido Gonzalez & Maria T. Romo

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.

[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 2-17-2022

**CITY OF RIVERSIDE**

By:   
David Welch  
Community & Economic  
Development Director

APPROVED AS TO FORM:

BY:   
ASSISTANT CITY ATTORNEY

EXHIBIT "A"  
LEGAL DESCRIPTION  
GRANT OF EASEMENT

PROJECT: GP-2021-19380  
APN: POR. 141-280-020  
LOCATION: PIKE STREET

THAT PORTION OF LOT 41 OF ASSESSOR'S MAP NO. 20, AS SHOWN BY MAP ON FILE IN BOOK 1, AT PAGE 25 OF ASSESSOR'S MAPS, RECORDS OF RIVERSIDE, COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF LOT 10 IN BLOCK "A" OF BONNIE BANKS TRACT, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, AT PAGE 55, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH  $89^{\circ} 43' 14''$  WEST, ALONG THE SOUTHERLY LINE OF SAID BONNIE BANKS TRACT, A DISTANCE OF 54.36 FEET, TO A POINT ON LINE WHICH IS PARALLEL WITH AND 33.00 FEET EASTERLY OF, AT A RIGHT ANGLE, TO THE WESTERLY LINE OF LOT 41 OF SAID ASSESSOR'S MAP NO. 20 BEING **THE POINT OF BEGINNING**;

THENCE SOUTH  $07^{\circ} 26' 00''$  WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 193.82 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE EAST AND HAVING A RADIUS OF 217.00 FEET, THE BEGINNING OF SAID CURVE BEING 33.00' EASTERLY OF AND CONCENTRIC WITH THE CENTERLINE OF PIKE STREET AS ESTABLISHED AND SHOWN BY RECORD OF SURVEY FILED IN BOOK 140 OF RECORDS OF SURVEY, AT PAGE 46, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH CENTRAL ANGLE OF  $19^{\circ} 37' 07''$ , A DISTANCE OF 74.30 FEET, TO A POINT ON THE SOUTHERLY A LINE OF LOT 41 OF SAID ASSESSOR'S MAP NO. 20;

THENCE SOUTH  $71^{\circ} 28' 45''$  WEST, ALONG THE SOUTHERLY LINE OF LOT 41 OF SAID ASSESSOR'S MAP 20, A DISTANCE OF 50.71 FEET, TO THE SOUTHWEST CORNER OF LOT 41 OF SAID ASSESSOR'S MAP NO. 20;

THENCE NORTH  $07^{\circ} 26' 00''$  EAST, ALONG THE WESTERLY LINE OF LOT 41 OF SAID ASSESSOR'S MAP NO. 20, A DISTANCE OF 284.40 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID BONNIE BANKS TRACT, ALSO BEING THE NORTHWEST CORNER OF LOT 41 OF SAID ASSESSOR'S MAP NO. 20;

THENCE NORTH  $89^{\circ} 43' 14''$  EAST, ALONG THE SOUTHERLY LINE OF SAID BONNIE BANKS TRACT, A DISTANCE OF 33.30 FEET TO **THE POINT OF BEGINNING**.

EXHIBIT "A"  
LEGAL DESCRIPTION  
GRANT OF EASEMENT


SAID PARCEL CONTAINS 9,535 SQUARE FEET MORE OR LESS.

PREPARED UNDER THE SUPERVISION OF:

  
\_\_\_\_\_  
GABRIEL D. YBARRA                      1-25-2022  
L.S. 4343                                      DATE  
REG. EXP. 06-30-2022



DESCRIPTION APPROVAL:

BY:                       1/26/2022  
\_\_\_\_\_  
DATE  
FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

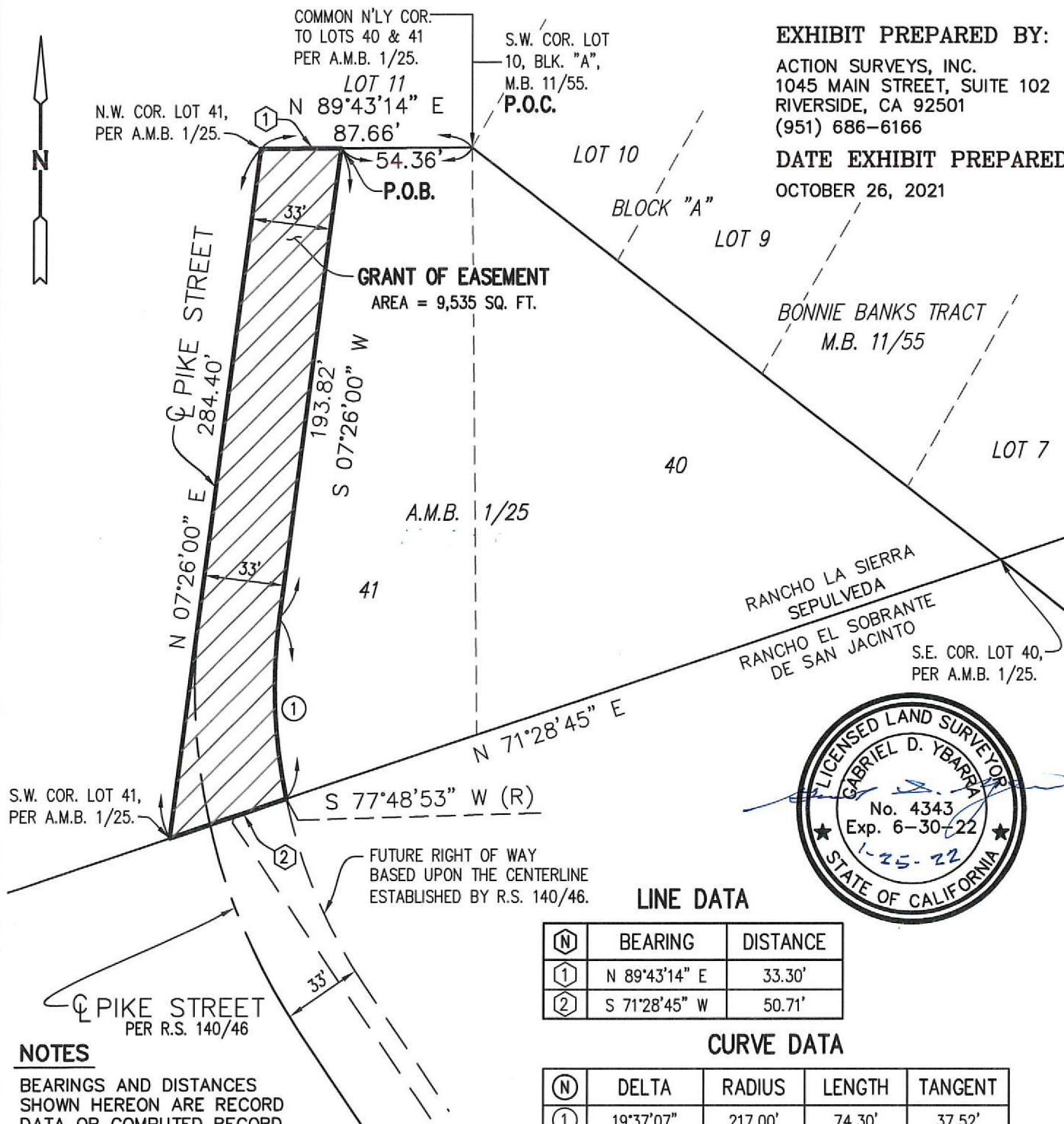
# GRANT OF EASEMENT

**EXHIBIT PREPARED BY:**

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

**DATE EXHIBIT PREPARED:**

OCTOBER 26, 2021



**LINE DATA**

(N)	BEARING	DISTANCE
①	N 89°43'14" E	33.30'
②	S 71°28'45" W	50.71'

**CURVE DATA**

(N)	DELTA	RADIUS	LENGTH	TANGENT
①	19°37'07"	217.00'	74.30'	37.52'

**NOTES**

BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD DATA OR COMPUTED RECORD DATA PER R.S. 140/46.

W.O. 21-42

## 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

GP-2021-19380

SCALE: 1" = 60'

DRAWN BY: M.B.

DATE: 10/26/21

SUBJECT: GRANT OF EASEMENT