

2022-0195644

04/26/2022 02:39 PM Fee: \$ 0.00

Page 1 of 6

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



When recorded mail to:

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

8778

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: GP-2021-18256
POR. APN's: 234-112-029 & -030
Address: 3636 Van Buren Boulevard

D - 17650

GRANT OF EASEMENT

Parker & Nixon, 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.

Parker & Nixon, LLC, A California Limited Liability Company

Date: 4/7/2022 By: Mike Covin

Print Name: Mike Covin

Title: Member

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 4/7/2022, before me, Leah Cox,

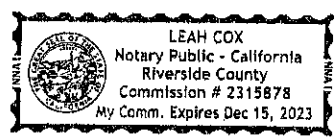
notary public, personally appeared, Mike Covin

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.

Leah Cox
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 4/19/22

CITY OF RIVERSIDE

By: 
Chris Christopoulos
Acting Community & Economic
Development Director

APPROVED AS TO FORM


BY: 
Deputy City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

PROJECT: GP-2021-18256
ADDRESS: 3636 VAN BUREN BLVD.
PORTION APN: 234-112-029 & 234-112-030
GRANT OF EASEMENT

PORTIONS OF LOT 16, BLOCK 26, VILLAGE OF ARLINGTON, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 62 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A"

THE NORTHEASTERLY 4.00 FEET OF THAT CERTAIN PROPERTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY LINE OF SAID LOT AT A POINT 164 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTHERLY ALONG SAID EASTERLY LINE, 50 FEET; THENCE AT A RIGHT ANGLE WESTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, 180 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 50 FEET; THENCE AT A RIGHT ANGLE EASTERLY 180 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.005 ACRES (200 SQ. FT.), MORE OR LESS.

PARCEL "B"

THE SOUTHWESTERLY ONE FOOT OF THAT CERTAIN PROPERTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY LINE OF SAID LOT AT A POINT 164 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTHERLY ALONG SAID EASTERLY LINE, 50 FEET; THENCE AT A RIGHT ANGLE WESTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, 180 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 50 FEET; THENCE AT A RIGHT ANGLE EASTERLY 180 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.001 ACRES (50 SQ. FT.), MORE OR LESS.

PARCEL "C"

THE SOUTHWESTERLY ONE FOOT OF THAT CERTAIN PROPERTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE EASTERLY LINE OF SAID LOT 16, AT A POINT 214 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT; THENCE CONTINUING NORTHERLY ALONG

SAID EASTERLY LINE OF LOT 16, 50 FEET; THENCE AT A RIGHT ANGLE WESTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, 180 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 50 FEET; THENCE AT A RIGHT ANGLE EASTERLY 180 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE NORTHEASTERLY 4 FEET CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED APRIL 21, 1967 AS INSTRUMENT NO. 34404, OFFICIAL RECORDS OF SAID COUNTY.

CONTAINING 0.001 ACRES (50 SQ. FT.), MORE OR LESS.

PREPARED UNDER THE SUPERVISION OF:

Michael A. Medofer 3/30/2022

MICHAEL A. MEDOFER
L.S. 7385 EXP. 12/31/23

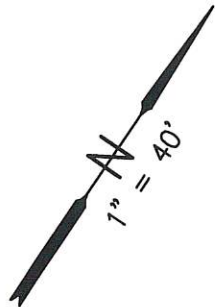
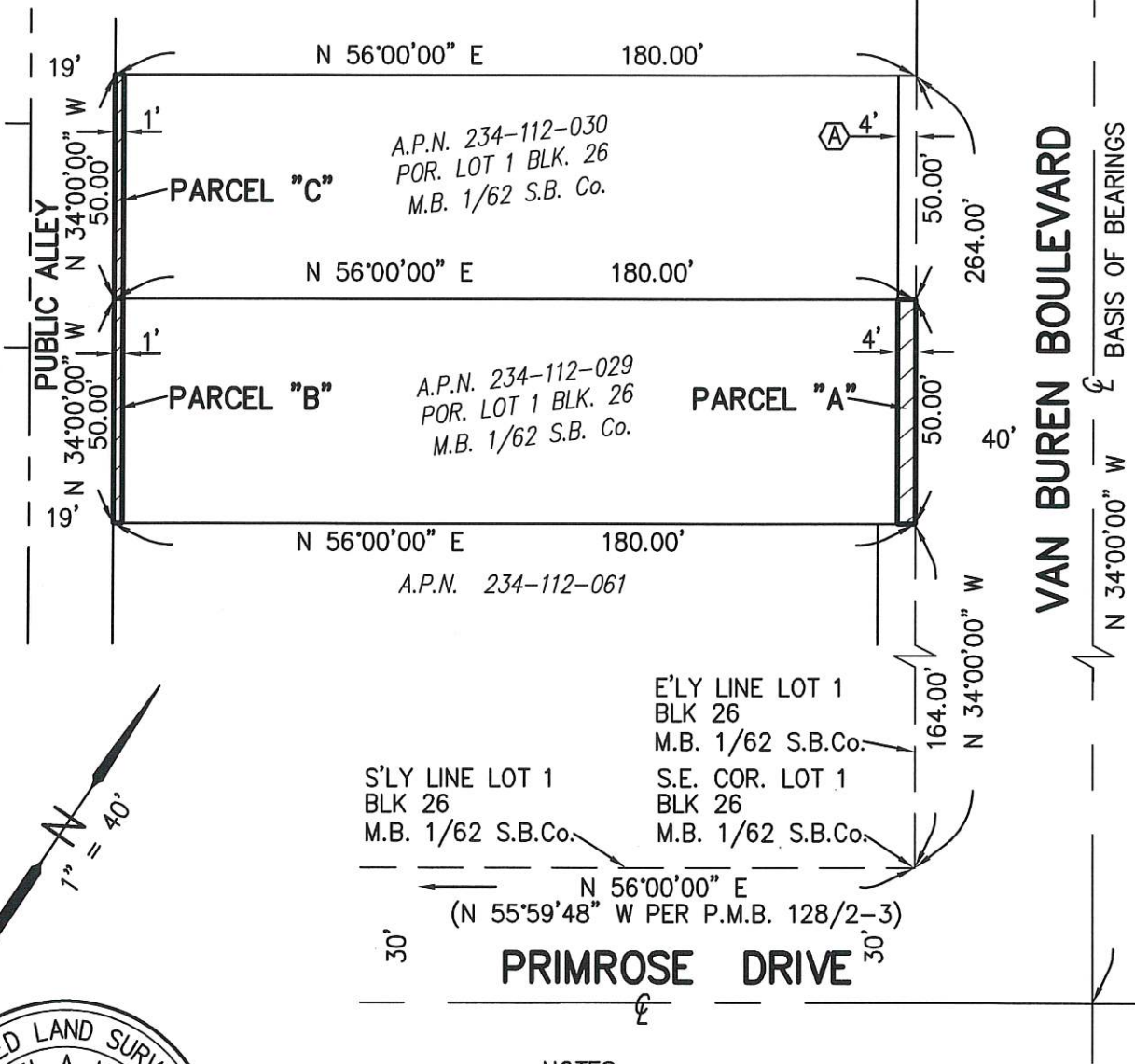


DESCRIPTION APPROVAL:

BY: *DB Wall* 4/11/2022

DATE

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



E'LY LINE LOT 1
 BLK 26
 M.B. 1/62 S.B.Co.
 S'LY LINE LOT 1
 BLK 26
 M.B. 1/62 S.B.Co.
 S.E. COR. LOT 1
 BLK 26
 M.B. 1/62 S.B.Co.

N 56°00'00" E
 (N 55°59'48" W PER P.M.B. 128/2-3)

PRIMROSE DRIVE

NOTES:

(A) INDICATES PROPERTY CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED 4/21/67 AS INST. NO. 34404 O.R.

BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF VAN BUREN BLVD. SHOWN AS N 34°00'00" W ON P.M. 17715 (P.M.B. 128/2-3)

Michael A. Medofer 3/30/2022
 MICHAEL A. MEDOFER
 L.S. 7385 EXP. 12/31/23

SECTION 7, T. 3S., R. 5W., S.B.M.



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

W.O.

SCALE: 1"=40'

DRWN BY: MAM DATE 3/30/22
 CHKD BY: DATE

SUBJECT: **GRANT OF EASEMENT**