

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)

2022-0425775

10/12/2022 10:03 AM Fee: \$ 0.00

Page 1 of 5

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



1125

DTT

FOR RECORDER'S OFFICE USE ONLY

Project: GP-2022-02912
Por. APN: 266-020-072
Address: 18233 Van Buren Blvd.

D - 17662

GRANT OF EASEMENT

Mohammad M. Sadeghian and Klara M. Sadeghian, as Co-Trustees of The Sadeghian Family Trust Dated April 19, 2016, 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 9-8-22

Mohammad M. Sadeghian and Klara M. Sadeghian,
as Co-Trustees of The Sadeghian Family Trust
Dated April 19, 2016


Mohammad M. Sadeghian, Trustee


Klara M. Sadeghian, 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 Riverside } ss

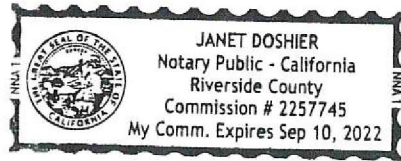
On September 8, 2022, before me, Janet Doshier, Notary Public,
notary public, personally appeared, Mohammad M. Sadeghian, Trustee
and Klara M. Sadeghian, Trustee

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 10/5/22

CITY OF RIVERSIDE

By: 

Chris Christopoulos
Acting Community & Economic
Development Director

Approved as to Form:

By: 

Ruthann M. Salera
Deputy City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

BEING THAT PORTION OF PARCEL 3 OF PARCEL MAP NO. 6142, PER MAP FILED IN BOOK 15, AT 100, OF PARCEL MAPS, RECORDS OF SAID RIVERSIDE COUNTY, AND A PORTION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. P16-0215, RECORDED MARCH 03, 2007 AS DOCUMENT NO. 2017-0090866, OF OFFICIAL RECORDS OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 3, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2930.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 08°23'05" WEST;

THENCE WESTERLY ALONG SAID CURVE AND ALONG THE NORTHERLY LINE OF SAID PARCEL 3, THROUGH A CENTRAL ANGLE OF 0°23'46", AN ARC LENGTH OF 20.25 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 3;

THENCE SOUTH 0°30'58" WEST ALONG THE WESTERLY LINE OF SAID PARCEL 3, A DISTANCE OF 17.23 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 1, SAID POINT BEING A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2913.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 8°50'08" WEST;

THENCE WESTERLY ALONG SAID NON-TANGENT CURVE AND SAID NORTHERLY LINE, THROUGH A CENTRAL ANGLE OF 0°08'11", AN ARC LENGTH OF 6.94 FEET;

THENCE SOUTH 49°27'23" EAST, A DISTANCE OF 35.06 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 3;

THENCE NORTH 0°30'58" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 44.11 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 706 SQUARE FEET, MORE OR LESS.

PREPARED BY ME OR UNDER MY DIRECTION


MITCHELL JAY ADKISON
PLS 8936



DESCRIPTION APPROVAL:

BY:  9/15/22
DATE

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


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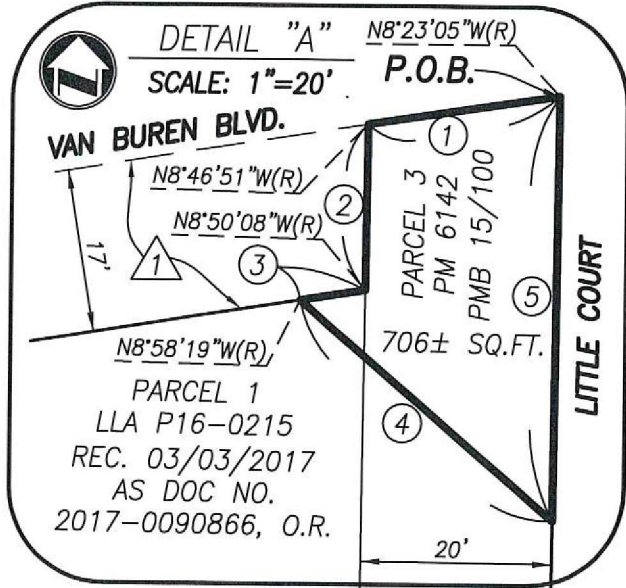
- ① ($\Delta=00^{\circ}23'46''$ R=2930.00' L=20.25')
- ② ($S0^{\circ}30'58''W$) 17.23'
- ③ $\Delta=0^{\circ}08'11''$ (R=2913.00') L=6.94'
- ④ $S49^{\circ}27'23''E$ 35.06'
- ⑤ ($N0^{\circ}30'58''E$) 44.11'

LEGEND:

P.O.B. - INDICATES POINT OF BEGINNING

() - INDICATES RECORD DATA PER PM 37085, PMB 246/36-39

 - INDICATES GRANT OF EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED 10/26/2016 AS DOC. NO. 2016-0471978, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



1" = 80'



PARCEL 2
PARCEL MAP NO. 37085
PMB 246/36-39

PARCEL 3
PARCEL MAP NO. 6142
PMB 15/100
PARCEL 1
PARCEL MAP NO. 37085
PMB 246/36-39

PREPARED BY:

adkan ENGINEERS
Civil Engineering · Surveying · Planning
6820 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 · Fax: (951) 688-0599

JOB NO.

06-22-2022

18233 VAN BUREN BLVD.

APPROVED BY:



MITCHELL JAY ADKISON, PLS 8936

PLAT TO ACCOMPANY
LEGAL DESCRIPTION