

DOC # 2014-0153195

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Recorded in Official Records

County of Riverside

Larry W. Ward

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)

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FOR RECORDER'S OFFICE USE ONLY

Project: Valencia Hill cul-de-sac
POR. A.P.N. 251-180-005

D-17030



GRANT OF EASEMENT

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, a corporation, 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, a non-exclusive easement and right-of-way for public street and highway purposes, together with all rights to construct and maintain public utilities, sanitary sewers, storm drains, electric energy distribution and telecommunications 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. Should the Grantee determine that said easement is no longer needed for street or highway purposes, it will initiate street vacation procedures as outlined in the California Streets and Highways Code.

D-17030

Dated 4/10/2014

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, a corporation

By *C. Rowley*
CHARLES S. ROWLEY
(print name)

By _____

(print name)

Title INTERIM VICE CHANCELLOR Title _____
BUSINESS AND ADMIN SERVICES

State of California
County of Riverside } ss

On April 10, 2014, before me, Katie M. Sanchez,
notary public, personally appeared, Charles J. Rowley

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.

Katie M. Sanchez
Notary Signature



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**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. 21027 of said City Council adopted September 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated 4-23-14

CITY OF RIVERSIDE

By 
David Welch
Real Property Services Manager

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SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT "A"

POR. A.P.N. 251-180-005
Public Street Easement

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

That portion of the Southwest Quarter of the Southeast Quarter of Section 20, Township 2 South, Range 4 West, San Bernardino Meridian, described as follows:

COMMENCING at the intersection of the centerline of Valencia Hill Drive (formerly Valencia Drive) with the centerline of Watkins Drive as shown by map of Sun Gold Highlands No. 1, filed in Map Book 32, Pages 79 and 80, records of Riverside County, California;

THENCE South $0^{\circ}27'48''$ West, along said centerline of Valencia Hill Drive, a distance of 784.21 feet;

THENCE North $89^{\circ}32'12''$ West, at right angle to said centerline of Valencia Hill Drive, a distance of 30.00 feet to a point in the westerly line of Parcel 2 of those certain parcels of land granted to the County of Riverside by Grant Deed recorded July 8, 1958, as Instrument No. 48561 of Official Records of said Riverside County, and being the POINT OF BEGINNING of the parcel of land being described; said point also being the beginning of a non-tangent curve concaving northwesterly, having a radius of 114.50 feet and to which point the radial line bears South $89^{\circ}32'12''$ East;

THENCE southerly to the right along said curve through a central angle of $25^{\circ}27'35''$ an arc length of 50.88 feet to the end of said curve;

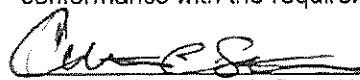

THENCE South $25^{\circ}55'23''$ West, along a line tangent to the end of said curve, a distance of 49.66 feet to the beginning of a tangent curve concaving northeasterly and having a radius of 36.50 feet;

THENCE southerly and easterly to the left along said last mentioned curve through a central angle of $114^{\circ}41'31''$ an arc length of 73.06 feet to said westerly line of Parcel 2;

THENCE North $0^{\circ}27'48''$ East, along said westerly line, a distance of 146.24 feet to the POINT OF BEGINNING.

Area - 2731 square feet, more or less.

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

 1/29/14 Date Prep. 

Curtis C. Stephens, L.S. 7519

Date



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**POR. SW 1/4, SE 1/4,
SECTION 20
T.2S., R.4W., S.B.M.**

W'LY LINE PARCEL 2
7/8/1958 #48561 O.R.

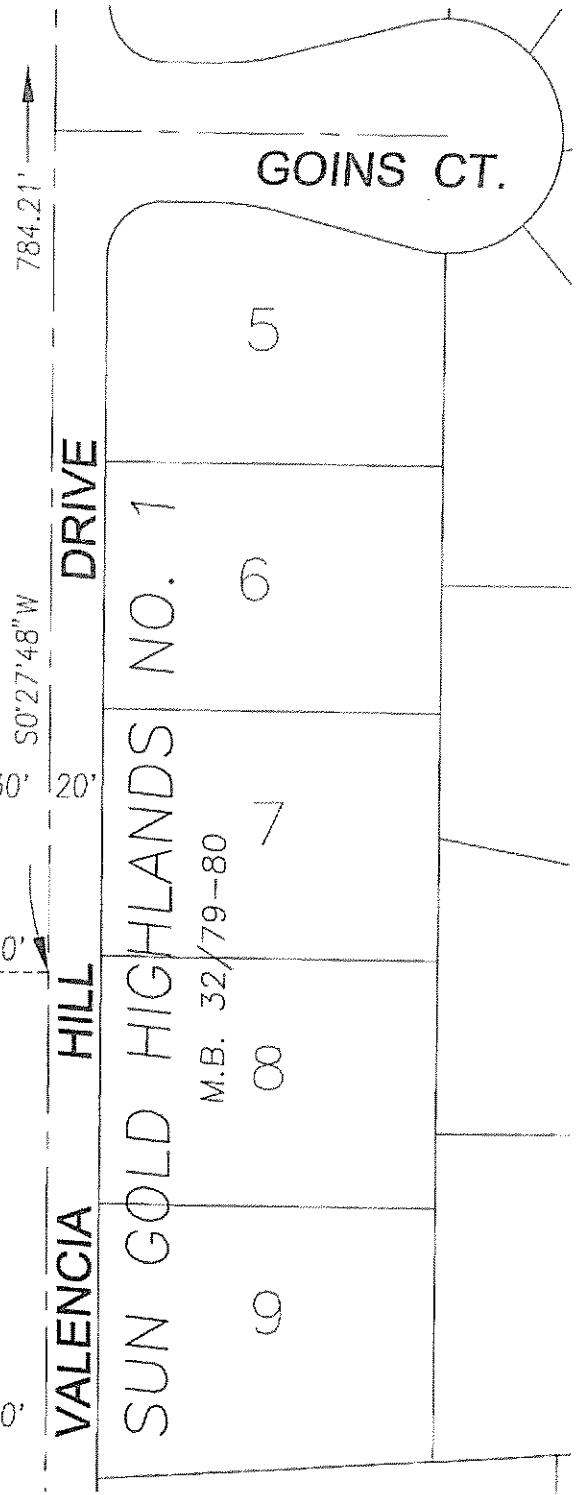
P.O.B.
S89°32'12"E(R)
R=114.50'
Δ=25°27'35"
L=50.88'

POR. APN: 251-180-005
PUBLIC STREET ESMT.
AREA = 2731± SQ.FT.

R=36.50'
Δ=114°41'31"
L=73.06'

S1°13'52"W(R)

S25°55'23"W
49.66'
146.24'
N0°27'48"E



• CITY OF RIVERSIDE, CALIFORNIA • D-17030

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 2 OF 2

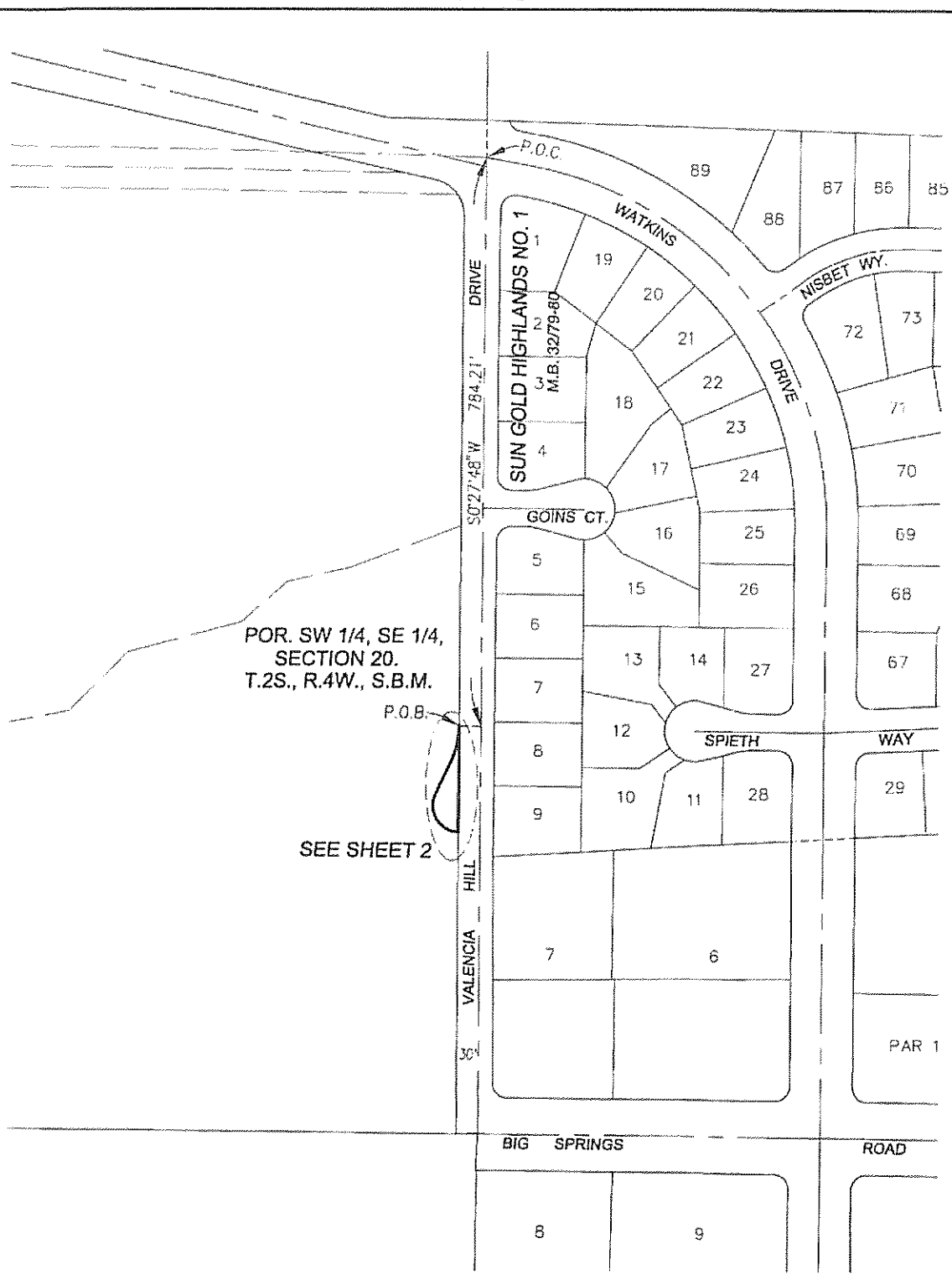
SCALE: N.T.S.

DRAWN BY: *Kgs* DATE: 1/23/14

VALENCIA HILL CUL-DE-SAC

EXHIBIT "B"

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● CITY OF RIVERSIDE, CALIFORNIA ● D-17030

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 2

SCALE: N.T.S.

DRAWN BY: *Kgs* DATE: 1/23/14

VALENCIA HILL CUL-DE-SAC

CITY OF RIVERSIDE
 REAL PROPERTY TRANSACTION REPORT
 FINANCE DEPARTMENT

Acquisition Disposition Transfer

1. GENERAL INFORMATION

Location Address Vacant Land
 Description Grant of Easement APN 251-180-005
 Land Building Easement Perma
 Length of Term (Years) _____

Transaction Date 4/28/2014
 Council Authorization Date N/A Item Number _____
 Acquisitions: _____ Disposals: _____ Transfers: _____
 Purchase Price \$ _____ Original Acquisition Date _____ From _____
 Account Number _____ Original Acquisition Amount \$ _____ To _____
 Work Order No. _____

For Donated Property:
 Appraised Value \$ less than 10,000

For Property Acquired through Eminent Domain:
 Order of Possession Date _____ Date of Final Condemnation _____
 Final Settlement Value \$ _____

2. BUILDING INFORMATION FOR INSURANCE PURPOSES

2(a) TO BE DEMOLISHED? Yes [Proceed to Question 2(b)] No [Complete remainder of form]
 2(b) IS, OR WILL BE, OCCUPIED? Yes [Complete remainder of form] No [Proceed to Section 3]

DESIRED DATE FOR COVERAGE TO BE EFFECTIVE _____

CONSTRUCTION INFORMATION _____ Year Built _____
 _____ No. of Stories _____
 (Exterior Walls, Structural Elements and Roof)
 Building Square Footage _____ Lot Size _____

OCCUPANCY (Check all that apply)
 Administrative Office Waste Treatment Plant Pump Station
 Water Treatment Plant Other (please describe): _____

FIRE PROTECTION (Check availability of Fire Protection Features)
 Fire Extinguishers Yes No Automatic Sprinkler Yes No
 Fire Hose Yes No Waterflow Alarm Yes No
 Fire Hydrants Yes No Number of hydrants within 500 feet _____
 Heat or Smoke Detection Yes No Distance from nearest fire station _____ miles

Describe any other fire protection features (such as a large body of water nearby, that can be used by Fire Department pumps, etc.):

EXPOSURE: Distance from adjacent buildings/exposures and/or other tenants _____

INSURABLE VALUES (Inventory at selling price. All Other property at Replacement Cost)
 Contents, including machinery & equipment, furniture/fixtures _____
 Inventory _____ Leasehold improvements _____
 Business Interruption (to be completed by Risk Management) _____

3. _____ Date _____
 Prepared By _____ Telephone Number _____

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