

2015-0235474

06/04/2015 02:02 PM Fee: \$ 0.00

Page 1 of 7

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)

					R	A	Exam:	110		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC	
7										
SIZE	NCOR	SMF	NCHGJ:			NCHGCG				

FOR RECORDER'S OFFICE USE ONLY

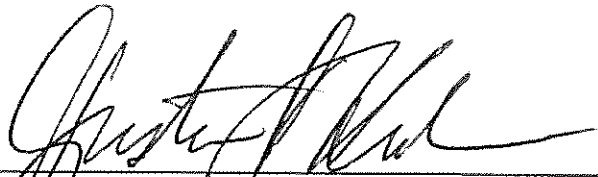
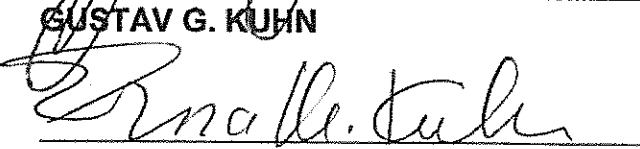
Project: Wal-Mart Store - DR P09-0600
4970 Van Buren Boulevard
POR. A.P.N. 151-380-049

D - 17179

GRANT OF EASEMENT

GUSTAV G. KUHN and ERNA M. KUHN, husband and wife as community property, 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 _____


GUSTAV G. KUHN

ERNA M. KUHN

State of California

County of _____ } ss

On _____, before me, _____,
notary public, personally appeared, _____

_____ ,
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

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)

On March 17, 2015 before me, Mary L. Hudson, Notary Public personally appeared Gustav G. Kuhn + Erna M. Kuhn, 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 Mary L. Hudson (Seal)

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)

On March 17, 2015 before me, Mary L. Hudson, Notary Public personally appeared George A. Pontefract, 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 Mary L. Hudson (Seal)



D-17179

**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 June 1, 2015

CITY OF RIVERSIDE

By 
David Welch
Real Property Services Manager

WAL-MART VAN BUREN - KUHN GRANT OF EASEMENT.DOC

EXHIBIT "A"

LEGAL DESCRIPTION
STREET DEDICATION EASEMENT
KUHN ET UX.
VAN BUREN BOULEVARD, RIVERSIDE, CALIFORNIA

THAT PORTION OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION ONE, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE MERIDIAN, DESCRIBED AS FOLLOWS:

THE WESTERLY 10.00 FEET THE EASTERLY 60.00 OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION ONE;

THENCE AT RIGHT ANGLES WEST 311 FEET;

THENCE NORTH PARALLEL WITH THE EASTERLY LINE 65 FEET;

THENCE AT RIGHT ANGLES EAST 311 FEET TO THE EASTERLY LINE OF SAID SECTION;

THENCE AT SOUTH 65 FEET TO THE POINT OF BEGINNING.

AREA = 650 SQ. FT. OR 0.015 ACRES, MORE OR LESS

PREPARED UNDER THE SUPERVISION OF:

 D.K. Nasland 9.23.2014
D.K. NASLAND, PLS 5562

POR. A.P.N. 151-380-049







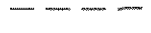
DESCRIPTION APPROVAL:

BY: K. Straw 9/29/2014
DATE

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

EXHIBIT "B"

LEGEND

-  CENTERLINE
-  RIGHT-OF-WAY LINE
-  LOT LINE
-  STREET DEDICATION
-  TIE LINE
- P.O.B.** POINT OF BEGINNING

PARCEL 2
 CERTIFICATE OF COMPLIANCE
 DOC. NO. 138082
 REC. 04/14/1993

GUSTAV S. KUHN, ET AL.
 REC. 10/02/1968
 DOC. NO. 94990, O.R.

**POR. S 1/2, SE 1/4, NE 1/4,
 SE 1/4, SEC. 1, T.3S.,
 R.6W., S.B.M.**

GUSTAV G. KUHN, ET UX.
 REC. 09/05/1989
 DOC. NO. 303615, O.R.

PARCEL 2
 R.S. 51/11

PARCEL 1
 R.S. 51/11



WELLS AVENUE

VAN BUREN BOULEVARD

P.O.B.
 E'LY 1/16
 COR.

SCALE: 1"=50'

JOB NO. 309-002.1

D-17179

APN: 151-380-049

◆ CITY OF RIVERSIDE, CALIFORNIA ◆

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL DESCRIBED IN THE ATTACHED DOCUMENT, IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

Sheet 1 of 1



Scale: 1" = 30'

Drawn by: JRW

Date: 09/23/2014

Subject: Gustav G. Kuhn et ux. - Street Dedication Easement