

2015-0235473

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	NCHGT:			NCHACC			

FOR RECORDER'S OFFICE USE ONLY

Project: Wal-Mart Store - DR P09-0600
4990 Van Buren Boulevard
POR. A.P.N. 151-380-050

D -

17180

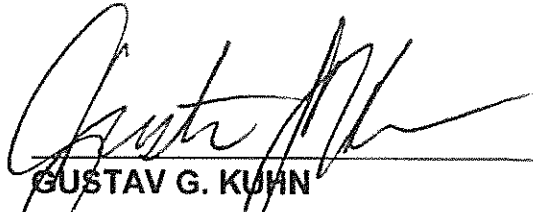
B

GRANT OF EASEMENT


GUSTAV G. KUHN and ERNA M. KUHN, husband and wife as joint tenants, as to an undivided one-half interest, and GEORGE A. PONTEFRACT, individually, and as Trustee of The Pontefract Trust dated February 23, 1999, and as Trustee of the Pontefract dated March 12, 1991 Trust, as their interest appears of record, as to an undivided one-half interest, 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



 GEORGE A. PONTEFRACT, individually,
 and as Trustee of The Pontefract Trust
 dated February 23, 1999, and as Trustee
 of the Pontefract dated March 12, 1991
 Trust, as their interest appears of
 record

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)

**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 6, 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

D-17180

EXHIBIT "A"

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

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

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

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID SECTION ONE, DISTANT 65 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION;

THENCE AT RIGHT ANGLES WEST 311 FEET;

THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID SECTION, 70 FEET;

THENCE AT RIGHT ANGLES EAST 311 FEET TO A POINT ON THE EAST LINE OF SAID SECTION;

THENCE SOUTH 70 FEET TO THE POINT OF BEGINNING.

AREA = 700 SQ. FT. OR 0.016 ACRES, MORE OR LESS

PREPARED UNDER THE SUPERVISION OF:

D.K. NASLAND, PLS 5562

POR. A.P.N. 151-380-050





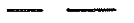

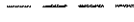

DESCRIPTION APPROVAL:

BY:
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.

311'

**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.

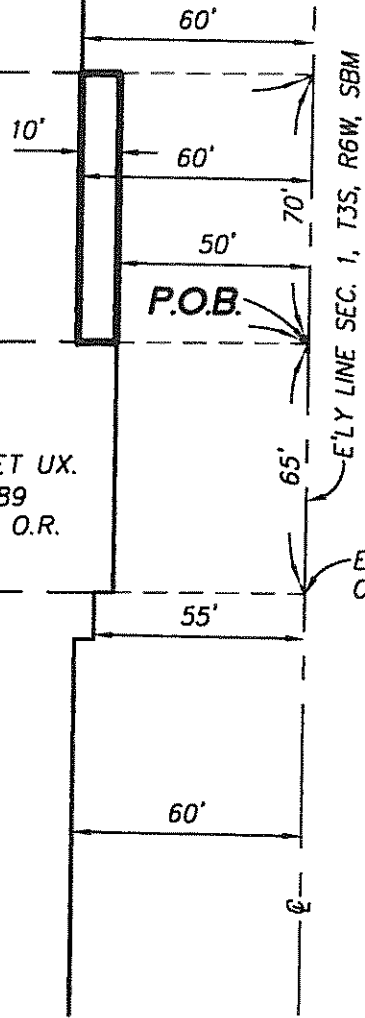
PARCEL 2
 R.S. 51/11

PARCEL 1
 R.S. 51/11



VAN BUREN BOULEVARD

SCALE: 1" = 30'



E'LY LINE SEC. 1, T3S, R6W, SBM

E'LY 1/16 COR.

JOB NO. 309-002.1

D-17180

APN: 151-380-050

◆ 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 al. - Street Dedication Easement