

2015-0437297

10/01/2015 04:44 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)

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

FOR RECORDER'S OFFICE USE ONLY *LS*

Project: P15-0430
POR. APN: 274-120-012
Address:

D - 17232

GRANT OF EASEMENT

Thomas L. Mazzetti and Barbara S. Mazzetti, Trustee or any Successor Trustee of the Mazzetti Family Trust, U/T/A dated April 20, 1992, 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.

D-17232

Dated 9/3/15

Thomas L. Mazzetti and Barbara S. Mazzetti, Trustee
or any Successor Trustee of the Mazzetti Family
Trust, U/T/A dated April 20, 1992

Thomas L. Mazzetti
Thomas L. Mazzetti, Trustee

Barbara S. Mazzetti
Barbara S. Mazzetti, 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

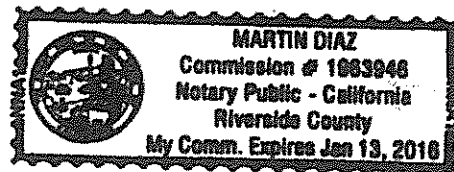
On September 3, 2015, before me, Martin Diaz,
notary public, personally appeared, Thomas L. Mazzetti and
Barbara S. Mazzetti,

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.

Martin Diaz
Notary Signature



D-17232

**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 September 29, 2015

CITY OF RIVERSIDE

By: 

David Welch
Real Property Services Manager

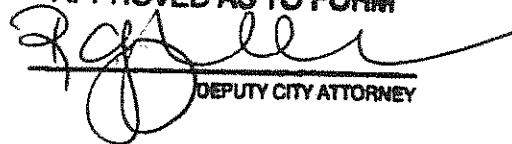
APPROVED AS TO FORM

DEPUTY CITY ATTORNEY

EXHIBIT "A"
STREET AND HIGHWAY EASEMENT

Those portions of Lot 40 of Woodcrest Acres No. 3, as shown by map on file in Book 14 at pages 67 and 68 of Maps, Records of Riverside County, lying in Section 25, Township 3 South, Range 5 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California described as follows:

PARCEL "A"

COMMENCING at the southwest corner of said Lot 40;

Thence North 00°09'47" East, a distance of 266.04 feet along the westerly line of said Lot 40 to a point on the southeasterly right of way line of Van Buren Boulevard (50.00 feet in half width) said point being on the southeasterly line of Parcel 20 described in Final Order of Condemnation No. 33752, recorded February 16, 1943 in Book 571, Page 113, ET SEQ., Records of said County, said point being the **TRUE POINT OF BEGINNING** of the parcel of land to be described;

Thence leaving said westerly line and along said southeasterly right of way line North 52°16'44" East a distance of 80.00 feet to a point thereon, said point also being the northerly corner of that certain parcel of land described in Grant Deed recorded November 10, 1965 as Instrument No. 128163 of Official Records of said County, said point also being hereinafter referred to as Point "A";

Thence leaving said southeasterly right of way line South 37°43'16" East, a distance of 17.00 feet along the northeasterly line of said Grant Deed and the southeasterly prolongation thereof, to a point on a line parallel with and distant 17.00 feet southeasterly, measured at a right angle to said right of way line;

Thence South 52°16'44" West, along said parallel line to the westerly line of said Lot 40 a distance of 93.23 feet;

Thence along said westerly line North 00°09'47" East, a distance of 21.54 feet to the **TRUE POINT OF BEGINNING**;

EXCEPTING THEREFROM that certain parcel of land described in a Grant Deed to the County of Riverside recorded November 10, 1965 as Instrument No. 128163 of Official Records of said County.

Containing 1397 square feet, more or less.

D-17232

PARCEL "B"

COMMENCING at the previously described Point "A";

Thence North 52°16'44" East, a distance of 35.00 feet along said southwesterly right of way line to the **TRUE POINT OF BEGINNING** of the parcel of land to be described;

Thence continuing North 52°16'44" East, a distance of 137.79 feet along said southwesterly right of way line to its intersection with the easterly line of said Lot 40;

Thence South 00°07'07" West, a distance of 21.53 feet along said easterly line to a point on a line parallel with and distant 17.00 feet southeasterly, measured at right angles, to said right of way line;

Thence South 52°16'44" West, a distance of 124.58 feet along said parallel line;

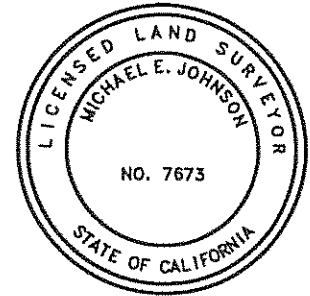
Thence leaving said parallel line at a right angle to said right of way line North 37°43'16" West, a distance of 17.00 feet to the **TRUE POINT OF BEGINNING**.

Containing 2230 square feet, more or less.

PREPARED UNDER MY SUPERVISION

Michael E. Johnson
Michael E. Johnson, L.S. 7673

8/20/15
Date



Prepared By: GJH
Checked By: mf

DESCRIPTION APPROVAL:

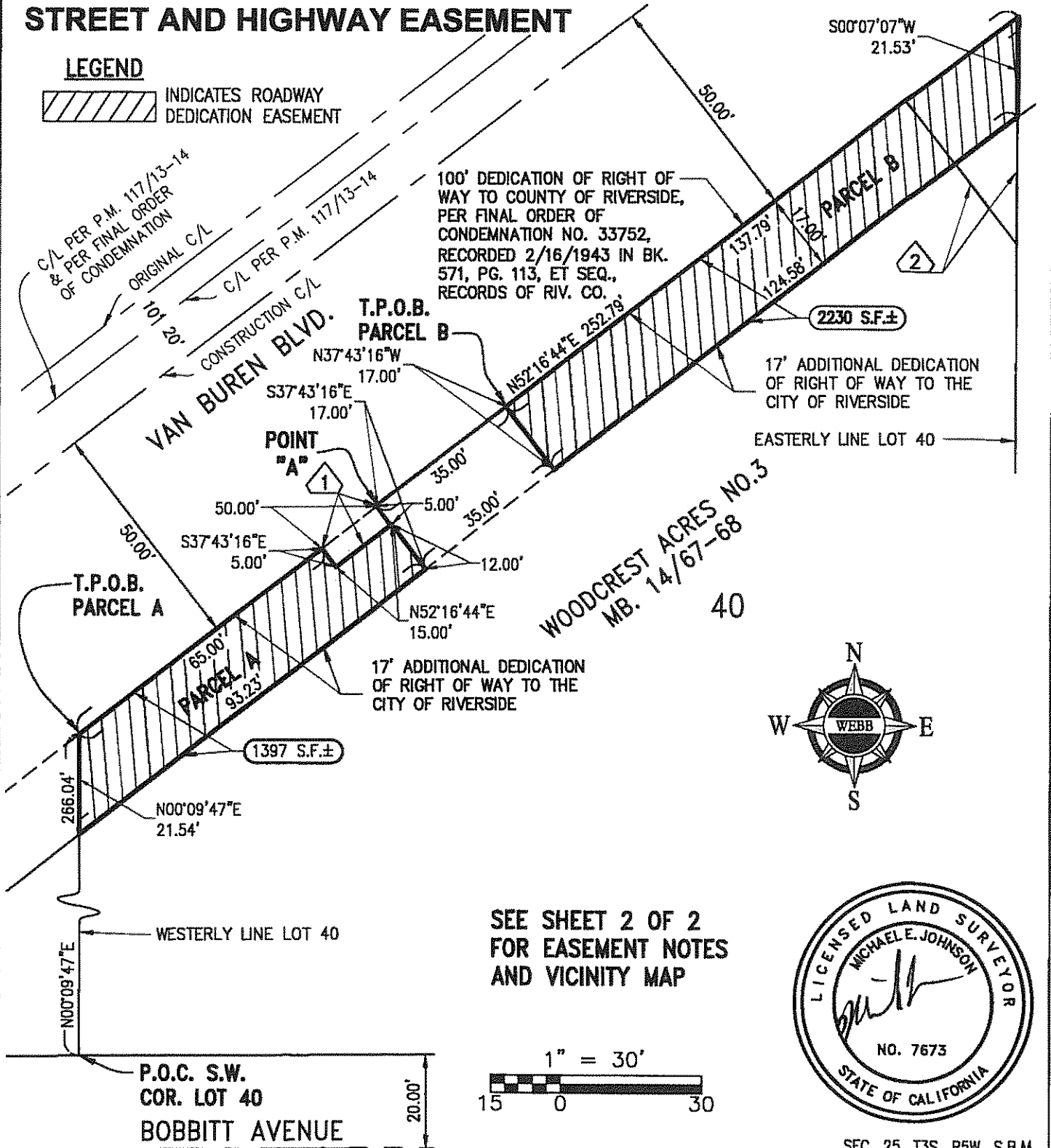
BY: *[Signature]* 8/27/15
DATE

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

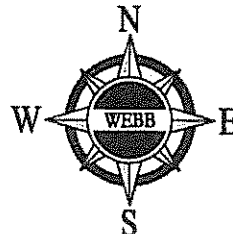
STREET AND HIGHWAY EASEMENT

LEGEND

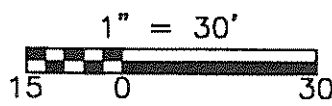
 INDICATES ROADWAY DEDICATION EASEMENT



WOODCREST ACRES NO.3
MB. 14/67-68
40



SEE SHEET 2 OF 2
FOR EASEMENT NOTES
AND VICINITY MAP



SEC. 25, T3S, R5W, S.B.M.

ALBERT A.
WEBB
ASSOCIATES

CITY OF RIVERSIDE D-17232

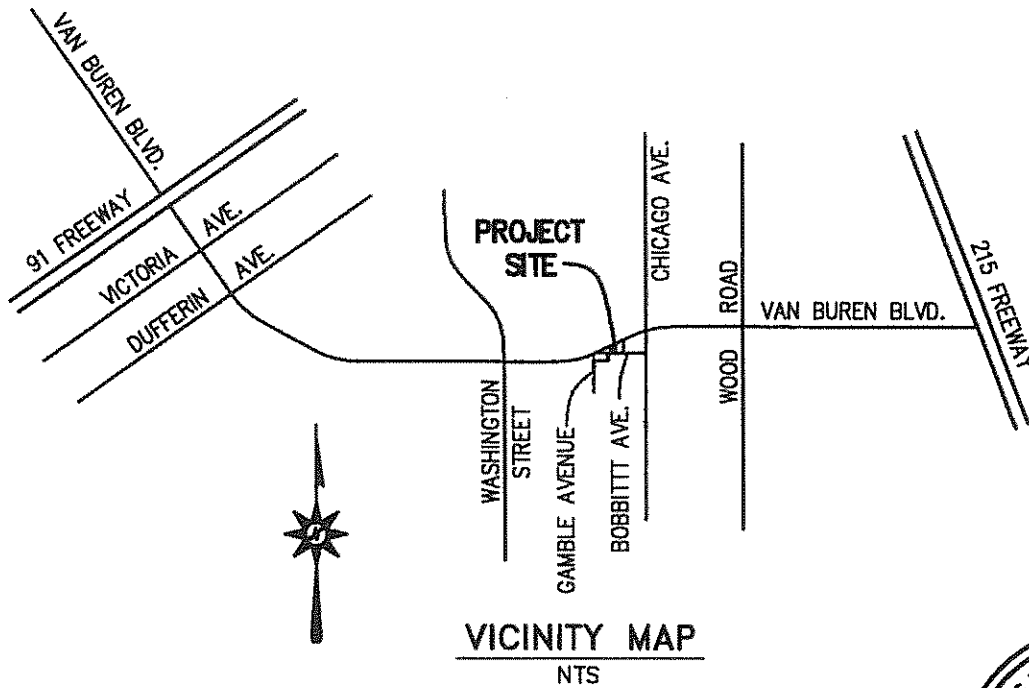
C:\Users\gregoryh\AppData\Local\Temp\10-0150 5 Rd Deds_1_2_1704.dwg 8/25/2015 9:07 AM

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.		SHEET 1 OF 2	W.O. 10-0150
SCALE: 1"=30'	DRWN BY <u>GJH</u> CHKD BY <u>any</u>	DATE <u>8/25/15</u> DATE <u>8/25/15</u>	SUBJECT: STREET AND HIGHWAY EASEMENT

STREET AND HIGHWAY EASEMENT

EASEMENT NOTES

- ① ROADWAY DEDICATION PER GRANT DEED IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE COUNTY OF RIVERSIDE PER INST. #128163, RECORDED NOVEMBER 10, 1965.
- ② AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES PER INST. #1997-059800, RECORDED FEBRUARY 24, 1997.



SEC. 25, T3S, R5W, S.B.M.

ALBERT A. WEBB
ASSOCIATES

CITY OF RIVERSIDE

D-17232

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THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 2 OF 2

W.O.
10-0150

SCALE: NTS

DRWN BY GJH
CHKD BY [Signature]

DATE 8/20/15
DATE 8/20/15

SUBJECT: STREET AND HIGHWAY EASEMENT