

2015-0437294

10/01/2015 04:44 PM Fee: \$ 0.00

Page 1 of 8

Recorded in Official Records
County of Riverside
Peter Aidana
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
8									
SIZE	NCOR	SMF	(NCHG)T:	N/A					

FOR RECORDER'S OFFICE USE ONLY

[Handwritten signature]

Project: P15-0430
POR. APN: 274-140-036
Address:

D - 17233

GRANT OF EASEMENT

Entrust Administration, Inc., FBO Thomas L. Mazzetti, IRA #24015, 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 9/1/15

Entrust Administration, Inc.,
FBO Thomas L. Mazzeffi, IRA #24015

By: _____

By: M. Cruz

Print Name: _____

Print Name: Maria Cruz

Title: _____

Title: Authorized Signer

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 Alameda } ss

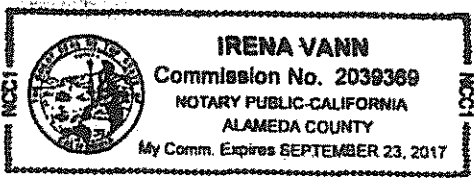
On Sep. 1, 2015, before me, Irena Vann,
notary public, personally appeared, Maria Cruz

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]
Notary Signature

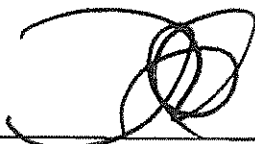


**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

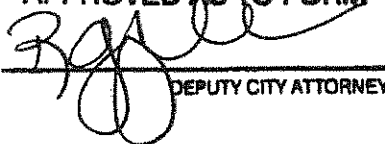
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a California charter city and municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 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

That portion of Lot 45 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:

COMMENCING at the southeast corner of said Lot 45;

Thence South $89^{\circ}39'13''$ West, a distance of 396.25 feet along the southerly lot line of said Lot 45 to the **TRUE POINT OF BEGINNING**, said point also being on the easterly right of way line of Gamble Avenue (being 30.00 feet in half width) and also being the easterly right of way line of that certain parcel of land described in a Grant Deed, recorded October 6, 1965 as Instrument Number 114681 of Official Records of said county;

Thence along said easterly right of way line North $00^{\circ}02'34''$ East, a distance of 109.11 feet to a point on the southeasterly right of way line of Van Buren Boulevard (87.00 feet in half width) being described in an Easement, recorded October 13, 2004 as Document Number 2004-0810186 of Official Records of said county;

Thence continuing along said southeasterly right of way line North $34^{\circ}32'48''$ East, a distance of 24.39 feet;

Thence leaving said southeasterly right of way line South $28^{\circ}19'39''$ West, a distance of 22.82 feet to a point on a line parallel with and distant easterly 3.00 feet, measured at a right angle, to the easterly right of way line of Gamble Avenue as described in said Grant Deed;

Thence South $00^{\circ}02'34''$ West, along said parallel line a distance of 109.09 feet to a point on the southerly line of said Lot 45;

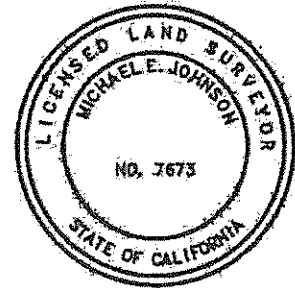
Thence along the southerly line of said Lot 45 South 89°39'13" West, a distance of 3.00 feet to the TRUE POINT OF BEGINNING.

Containing 357 square feet, more or less.

PREPARED UNDER MY SUPERVISION

mjt
Michael E. Johnson, L.S. 7673

8/20/15
Date



Prepared By: *GJH*
Checked By: *mg*

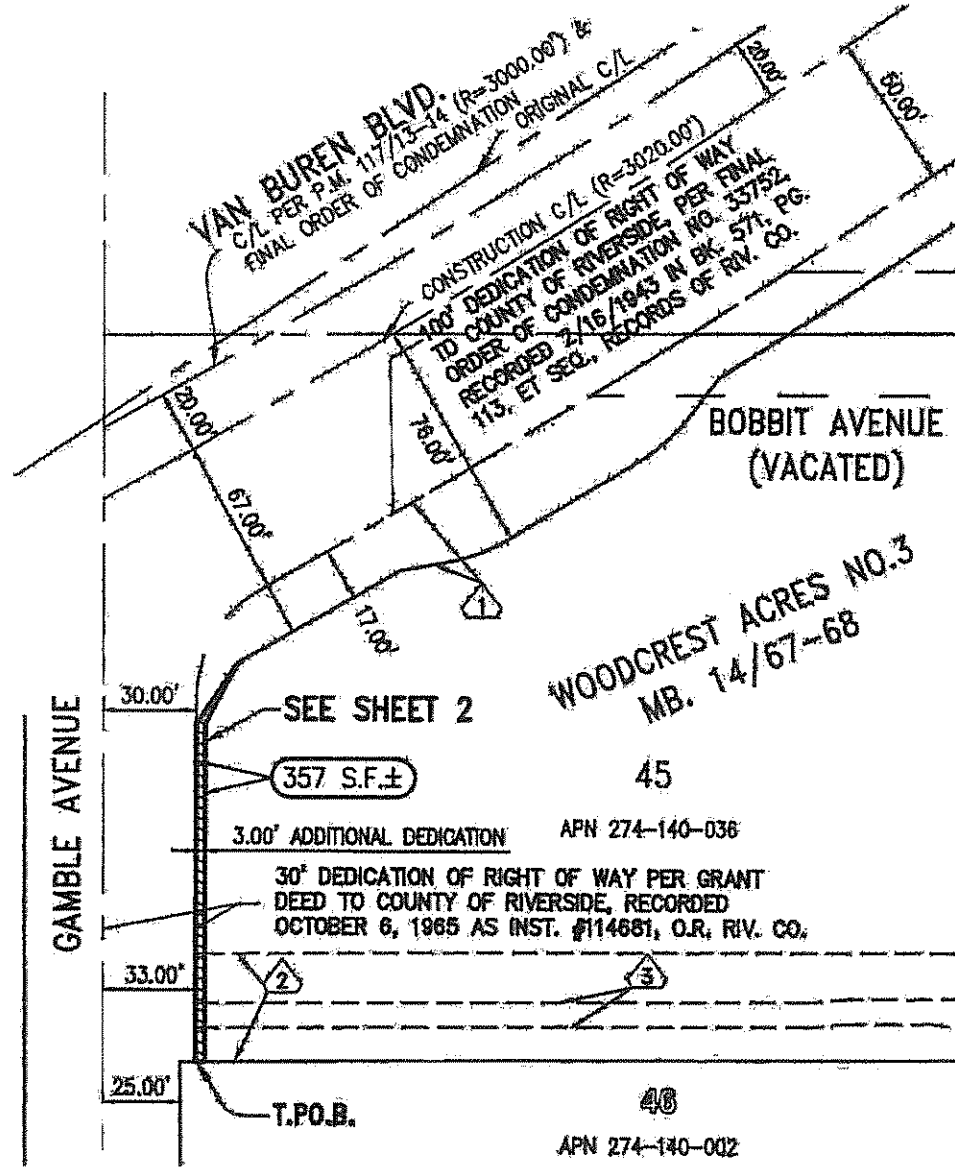
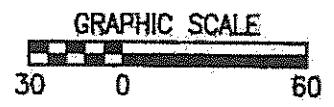
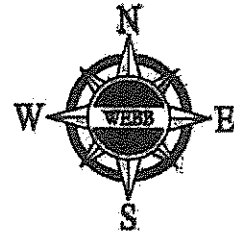
DESCRIPTION APPROVAL:

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

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

D-17233

STREET AND HIGHWAY EASEMENT



SEE SHEET 3 OF 3
FOR EASEMENT NOTES
AND VICINITY MAP

LEGEND
 INDICATES ROADWAY DEDICATION AREA



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

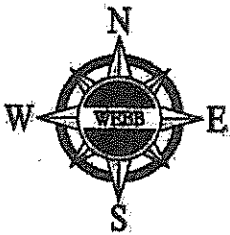
ALBERT A. WEBB ASSOCIATES	CITY OF RIVERSIDE	D-17233
G:\2010\10-0150\DWG & PRO\Mapping\Road Dedications\10-0150 5 Rd Deds.dwg 8/25/2015 10:14 AM		

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 3 W.O. 10-0150

SCALE: 1"=40' DRWN BY G.J.H. DATE 8/25/15 SUBJECT: STREET AND HIGHWAY EASEMENT
 CHKD BY [Signature] DATE 8/25/15

STREET AND HIGHWAY EASEMENT

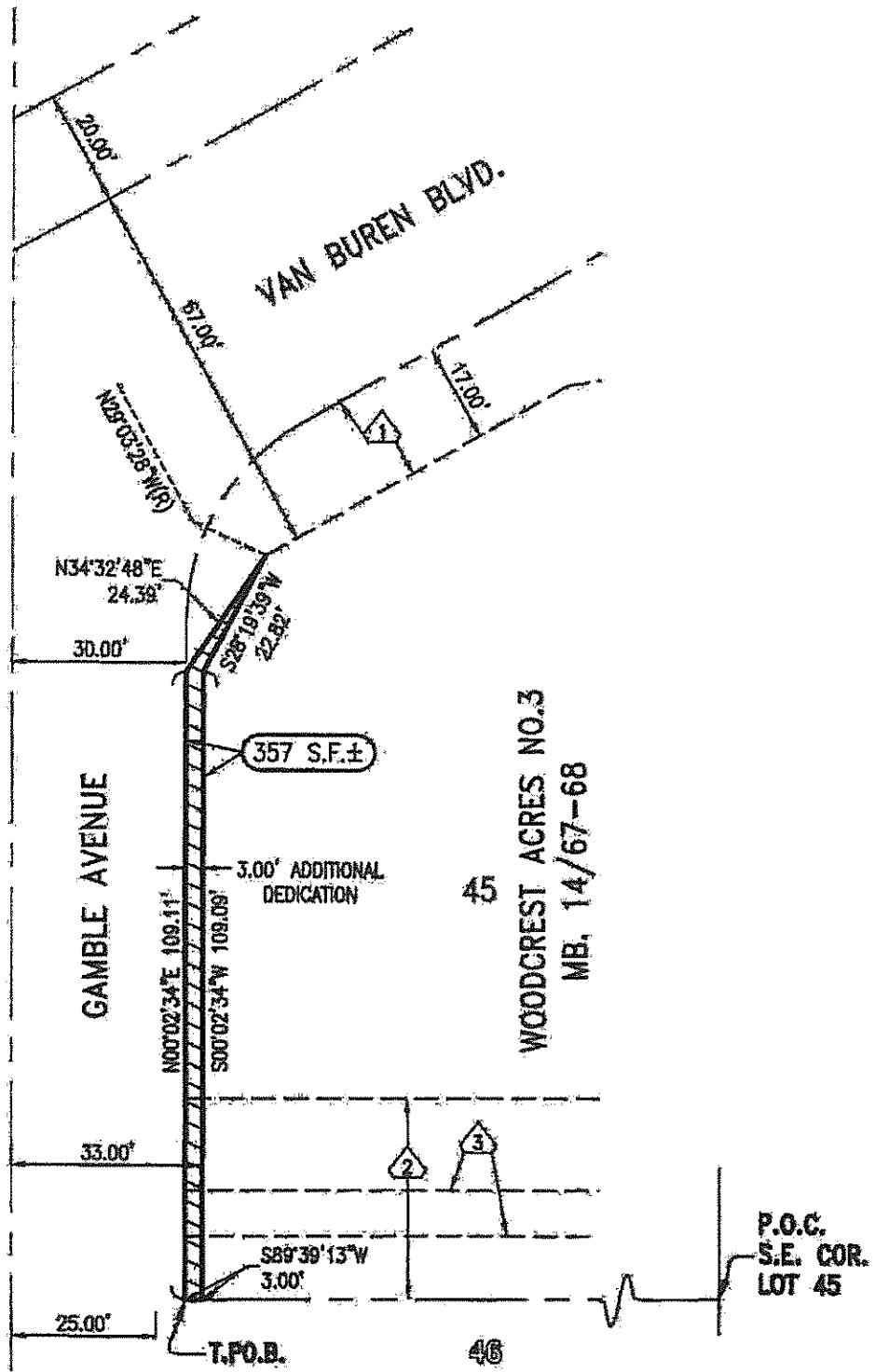


LEGEND
 INDICATES ROADWAY DEDICATION AREA

SEE SHEET 3 OF 3
 FOR EASEMENT NOTES
 AND VICINITY MAP



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



ALBERT A.
WEBB
 ASSOCIATES

CITY OF RIVERSIDE D-17233

C:\Users\gregoryh\AppData\Local\Temp\10-0150_5_Rd Deds_1_2_1704.dwg 8/25/2015 8:38 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 2 OF 3

W.O.
 10-0150

SCALE: 1"=40'

DRWN BY GJH
 CHKD BY [Signature]

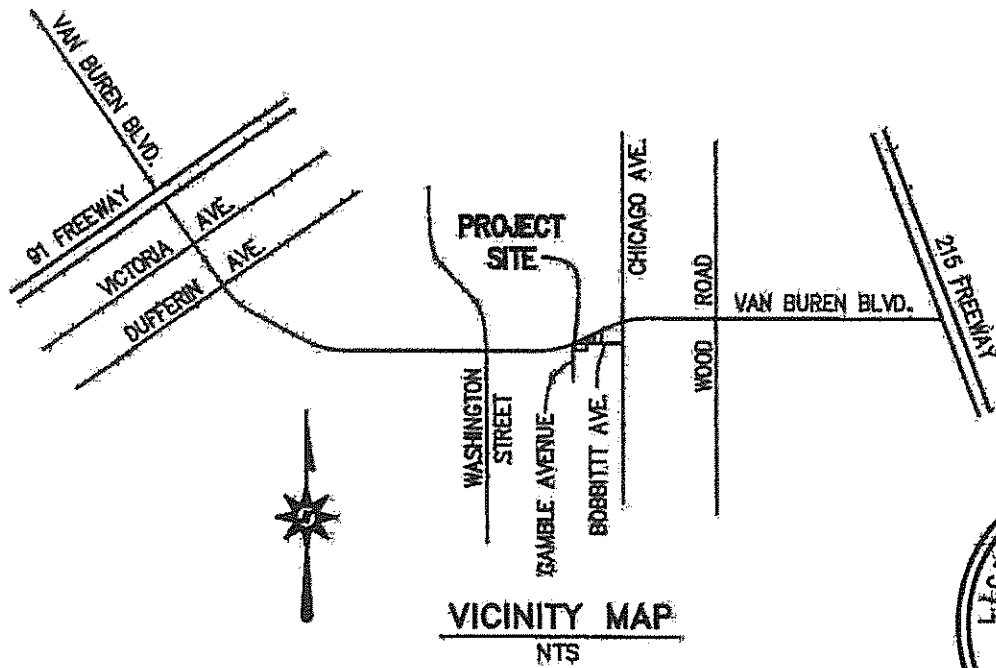
DATE 8/23/15
 DATE 8/25/15

SUBJECT: STREET AND HIGHWAY EASEMENT

STREET AND HIGHWAY EASEMENT

EASEMENT NOTES

- ① AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES PER DOC. #2004-0810186, RECORDED OCTOBER 13, 2004.
- ② AN EASEMENT FOR SEWER AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER INST. #2008-018519, RECORDED JANUARY 14, 2008.
- ③ AN EASEMENT FOR RIGHT-OF-WAY AND INCIDENTAL PURPOSES PER INST. #2009-0086331, RECORDED FEBRUARY 27, 2009.



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

ALBERT A.
WEBB
ASSOCIATES

CITY OF RIVERSIDE

D-17233

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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 3 OF 3

W.C.
10-0150

SCALE: NTS

DRWN BY QJH
CHKD BY ML

DATE 8/20/15
DATE 12/20/15

SUBJECT: STREET AND HIGHWAY EASEMENT