

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

**2015-0437295**

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

Page 1 of 9

Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



**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
9									
SIZE	NCOR	SMF	NCHG	T:			NCHG CC		

FOR RECORDER'S OFFICE USE ONLY

*(Handwritten mark)*

Project: P15-0430  
POR. APN: 274-120-017 & 030  
Address:

**D - 17234**

**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. Mazzetti, IRA #24015

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

By: M. Cruz

Print Name: Maria Cruz

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

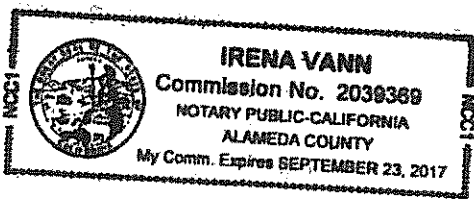
County of Alameda } ss

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




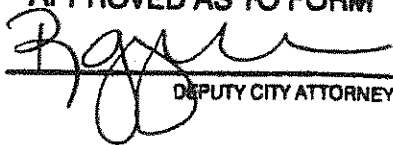
**CERTIFICATE OF ACCEPTANCE  
(Government Code Section §27281)**

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**

**PARCEL A**

That portion of Lot 39 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 39;

Thence South  $89^{\circ}37'34''$  West, a distance of 51.38 feet along the northerly right of way line of Bobbitt Avenue (Lot H, 40 feet in full width) as shown on said Woodcrest Acres No. 3 to the **TRUE POINT OF BEGINNING**, said point also being on the northeasterly right of way line of Fred Street (50.00 feet in full width) as described in that certain parcel of land in Declaration of Dedication recorded September 29, 1965 as Instrument No. 111739 of Official Records of said County;

Thence along the northeasterly right of way line of said Declaration of Dedication North  $37^{\circ}43'16''$  West, a distance of 161.80 feet to a point on a line parallel with and distant southeasterly 17.00 feet, measured at a right angle, to the southeasterly right of way line of Van Buren Boulevard described in Final Order of Condemnation No. 33752, recorded February 16, 1943 in Book 571, Page 113, ET SEQ., Records of said County;

Thence leaving the northeasterly right of way line of said Declaration of Dedication and along said parallel line North  $52^{\circ}16'44''$  East, a distance of 30.00 feet;

Thence leaving said parallel line South  $06^{\circ}00'21''$  West, a distance of 31.83 feet to a point on a line parallel with and distant northeasterly 8.00 feet, measured at a right angle, to the northeasterly right of way line of Fred Street as described in said Declaration of Dedication;

Thence continuing along said parallel line South  $37^{\circ}43'16''$  East, a distance of 144.91 feet to a point on the northerly right of way line of said Bobbitt Avenue;

Thence leaving said parallel line, along said northerly right of way line South  $89^{\circ}37'34''$  West, a distance of 10.06 feet to the **TRUE POINT OF BEGINNING**.

Containing 1,572 square feet, more or less.

**PARCEL B**

That portion of Lot 39 and Lot H (Bobbitt Avenue) 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 39;

Thence South  $89^{\circ}37'34''$  West, a distance of 114.28 feet along the northerly right of way line of Bobbitt Avenue (Lot H, 40 feet in full width) as shown on said Woodcrest Acres No. 3 to a point on the southwesterly right of way line of Fred Street (50.00 feet in full width) as described in that certain parcel of land in Declaration of Dedication recorded September 29, 1965 as Instrument No. 111739 of Official Records of said County, said point also being the **TRUE POINT OF BEGINNING** of the parcel of land to be described;

Thence along the southwesterly right of way line of said Declaration of Dedication North  $37^{\circ}43'16''$  West, a distance of 124.05 feet a point on a curve concentric with and distant southeasterly 17.00 feet, measured radially with the southeasterly right of way line of Van Buren Boulevard per Final Order of Condemnation No. 33752, recorded February 16, 1943 in Book 571, page 113 ET SEQ., Records of said County, said point also being a point on a non-tangent curve, concave to the northwest, having a radius of 3087.00 feet, the radial line to said point bears South  $36^{\circ}47'35''$  East;

Thence leaving the southwesterly right of way line of said Declaration of Dedication and southwesterly along said concentric curve, to the right, through a central angle of  $00^{\circ}32'45''$ , an arc distance of 29.41 feet to a point, the radial line to said point bears South  $36^{\circ}14'50''$  East;

Thence leaving said concentric curve South  $80^{\circ}40'41''$  East, a distance of 31.42 feet to a point on a line parallel with and distant southwesterly 8.00 feet, measured at a right angle, to the southwesterly line of said Declaration of Dedication;

Thence along said parallel line South  $37^{\circ}43'16''$  East, a distance of 120.73 feet to a point on the centerline of said Bobbitt Avenue;

Thence along said centerline North  $89^{\circ}37'34''$  East, a distance of 10.06 feet to a point on the southeasterly prolongation of the southwesterly right of way line of said Declaration of Dedication;

Thence along the prolongation of the southwesterly right of way line of said Declaration of Dedication North  $37^{\circ}43'16''$  West, a distance of 25.16 feet to the **TRUE POINT OF BEGINNING**.

Containing 1,411 square feet, more or less.

**PARCEL C**

That portion of Lot 39 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 39;

Thence North 00°09'47" East, a distance of 266.04 feet along the easterly line of said Lot 39 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 and the **TRUE POINT OF BEGINNING** of the parcel of land to be described;

Thence leaving said easterly line and along said southeasterly right of way line South 52°16'44" West, a distance of 204.21 feet to the beginning of a tangent curve concave northwesterly having a radius of 3070.00 feet, said point also being on the northeasterly right of way line of Fred Street (50.00 feet in full width) as described in that certain parcel of land in Declaration of Dedication recorded September 29, 1965 as Instrument No. 111739 of Official Records of said County;

Thence along said northeasterly right of way line South 37°43'16" East, a distance of 17.00 feet to a line which is parallel with and 17.00 feet southeasterly, measured at a right angle to said southeasterly right of way line;

Thence along said parallel line North 52°16'44" East, a distance of 190.99 feet to a point on the easterly line of said Lot 39

Thence leaving said parallel line and along said easterly line North 00°09'47" East, a distance of 21.54 feet to the **TRUE POINT OF BEGINNING**.

Containing 3,359 square feet, more or less.

PREPARED UNDER MY SUPERVISION

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

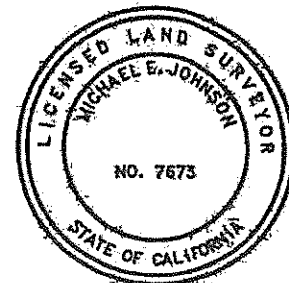
8/20/15  
Date

DESCRIPTION APPROVAL:

Prepared By: WJ  
Checked By: mf

BY: [Signature] 8/27/15  
DATE

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



Albert A.

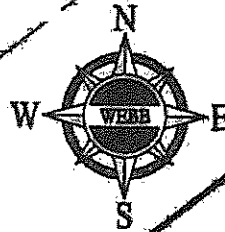
D-17234

# STREET AND HIGHWAY EASEMENT

## LEGEND



INDICATES ROADWAY DEDICATION AREA



VAN BUREN BLVD.  
ORIGINAL C/A

PARCEL C  
SEE SHEET 2

SEE SHEET 2 OF 2  
FOR EASEMENT NOTES  
AND VICINITY MAP

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

EASTERLY LINE LOT 39

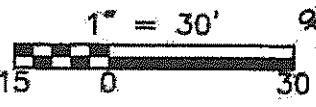
PARCEL A  
1572 S.F.±

T.P.O.B.  
PARCEL B

T.P.O.B.  
PARCEL A

P.O.C. S.E. COR. LOT 39  
BOBBITT AVENUE LOT H

FRED STREET



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

**ALBERT A. WEBB**  
ASSOCIATES

CITY OF RIVERSIDE D-17234

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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 1 OF 3

W.O.  
10-0150

SCALE: 1"=40'

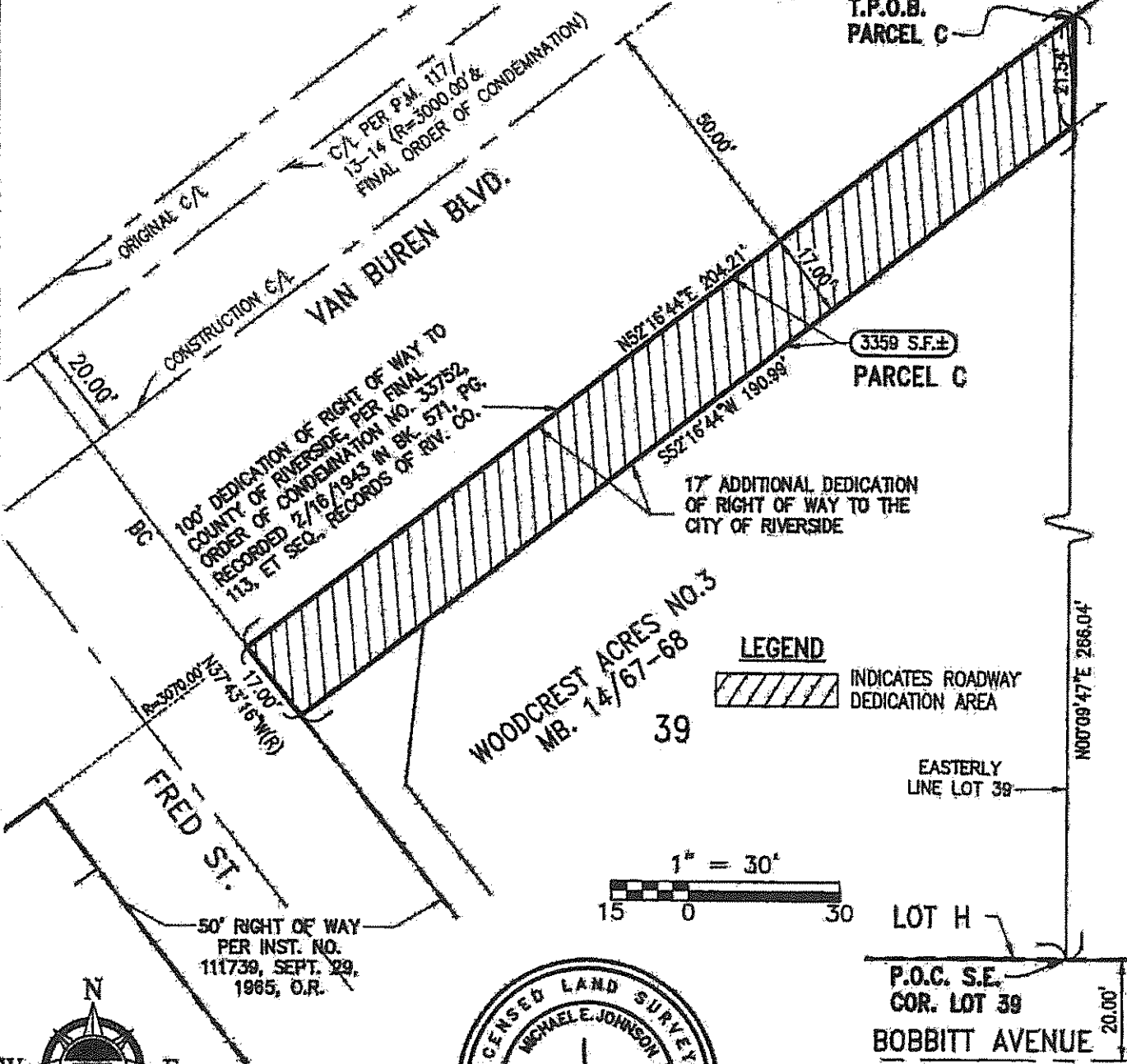
DRWN BY GJH  
CHKD BY [Signature]

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

SUBJECT: STREET AND HIGHWAY EASEMENT

# STREET AND HIGHWAY EASEMENT

T.P.O.B.  
PARCEL C



3359 S.F.±  
PARCEL C

17' ADDITIONAL DEDICATION  
OF RIGHT OF WAY TO THE  
CITY OF RIVERSIDE

WOODCREST ACRES NO. 3  
MB. 14/67-68  
39

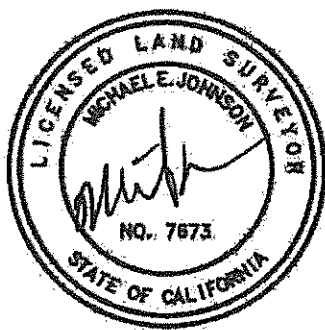
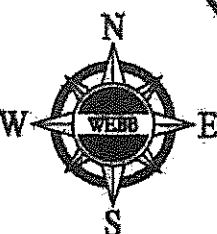
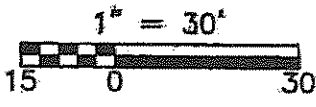
**LEGEND**

 INDICATES ROADWAY DEDICATION AREA

EASTERLY  
LINE LOT 39

LOT H

P.O.C. S.E.  
COR. LOT 39  
BOBBITT AVENUE



SEE SHEET 2 OF 2  
FOR VICINITY MAP

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

ALBERT A.  
**WEBB**  
ASSOCIATES

CITY OF RIVERSIDE D-17234

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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 3

W.O.  
10-0150

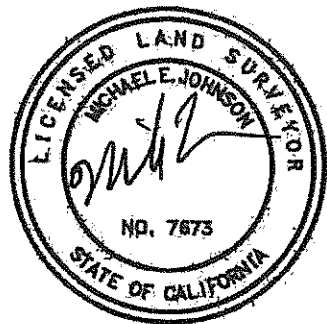
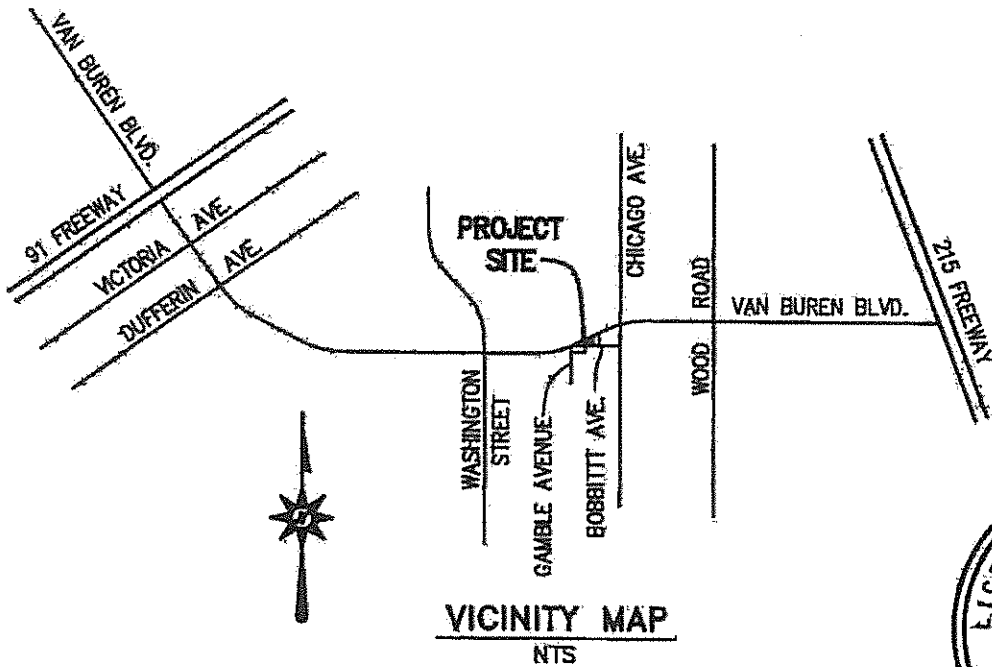
SCALE: 1"=30' DRWN BY GJH DATE 8/25/15 CHKD BY ml DATE 8/25/15 SUBJECT: STREET AND HIGHWAY EASEMENT



# STREET AND HIGHWAY EASEMENT

## EASEMENT NOTES

- 1 VACATION OF A PORTION OF BOBBITT AVENUE AND PRESERVATION OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES PER INST. #113560, RECORDED OCTOBER 4, 1965.
- 2 AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES PER INST. #114024, RECORDED AUGUST 29, 1973.
- 3 AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES PER DOC. #2004-0810186, RECORDED OCTOBER 13, 2004.
- 4 AN EASEMENT FOR RIGHT-OF-WAY AND CONSTRUCTION PER INST. #2007-0558305, RECORDED AUGUST 31, 2007.
- 5 AN EASEMENT FOR SEWER AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER INST. #2008-019519, RECORDED JANUARY 14, 2008.



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

**ALBERT A. WEBB**  
ASSOCIATES

**CITY OF RIVERSIDE**

D-17234

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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.O.  
10-0150

SCALE: NTS

DRWN BY G.J.H.  
CHKD BY 981

DATE 8/19/15  
DATE 8/20/15

SUBJECT: STREET AND HIGHWAY EASEMENT