

When recorded mail to:

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

2016-0010738

01/12/2016 10:50 AM Fee: \$ 0.00

Page 1 of 7

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: (380)		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
7	1								
SIZE	NCOR	SMF	NCHG	T:	NCHGCC				

Project: Tract 31147 Lot 59 - Open Space Easement
APN: 168-340-037
Address: 12255 Macfar Lane

D-

12255

10

OPEN SPACE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **D.R. Horton Los Angeles Holding Company, a California Corporation**, as Grantor(s), grant(s) to the CITY OF RIVERSIDE, a California charter city and municipal corporation, its successors and assigns, an easement for Open Space purposes to preserve and maintain said land in it's natural condition, to be kept free of buildings, structures, materials, fencing, equipment, and earthfill or deposit, in, under, upon, over and along that certain real property described in **EXHIBIT A** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Said Open Space Easement does not include any right of access and the City of Riverside shall not have any responsibility for maintenance thereof.

D-17255

Dated December 16, 2015

**D. R. Horton Los Angeles Holding Company,
a California Corporation**

By: [Signature]

Print Name: TOOLD FUNK

By: [Signature]

Print Name: Barbara M. Murakami

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

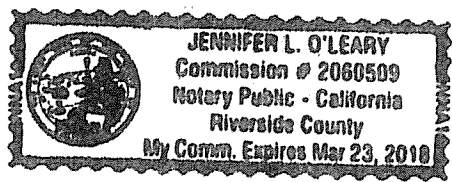
On December 16, 2015, before me, JENNIFER L. O'LEARY, Notary Public,
notary public, personally appeared, TOOLD FUNK and Barbara M. Murakami,

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



D-17255

**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 Jan. 7, 2016

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services Manager

APPROVED AS TO FORM:

BY: 
CHIEF ASSISTANT CITY ATTORNEY

D-17255

EXHIBIT "A"

APN: 168-340-037
ADDRESS: 12255 MACFAR LANE

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

PARCEL "A"

BEING A PORTION OF LOT 59 OF TRACT NO. 31147, PER MAP FILED IN BOOK 441, PAGES 32 THROUGH 40, INCLUSIVE OF MAPS, RECORDS OF SAID RIVERSIDE COUNTY.

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 59;

THENCE SOUTH 82°22'07" EAST ALONG THE NORTHERLY LINE OF SAID LOT 59, A DISTANCE OF 161.93 FEET TO A POINT IN A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 31.50 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 16°44'56" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°03'15", AN ARC LENGTH OF 41.81 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 2°48'11" EAST, A DISTANCE OF 14.40 FEET;

THENCE SOUTH 10°06'48" EAST, A DISTANCE OF 19.86 FEET;

THENCE SOUTH 0°44'20" EAST, A DISTANCE OF 23.86 FEET;

THENCE SOUTH 1°33'22" EAST, A DISTANCE OF 6.19 FEET;

THENCE SOUTH 1°00'57" WEST, A DISTANCE OF 15.64 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 20.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°59'01", AN ARC LENGTH OF 22.89 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 62°58'04" EAST, A DISTANCE OF 83.45 FEET;

THENCE SOUTH 69°04'23" WEST, A DISTANCE OF 20.01 FEET;

THENCE SOUTH 58°13'28" WEST, A DISTANCE OF 20.22 FEET;

THENCE SOUTH 61°45'13" WEST, A DISTANCE OF 19.67 FEET;

THENCE SOUTH 68°59'16" WEST, A DISTANCE OF 20.18 FEET;

EXHIBIT "A"

THENCE SOUTH 55°46'46" WEST, A DISTANCE OF 20.35 FEET;

THENCE SOUTH 57°38'41" WEST, A DISTANCE OF 21.04 FEET;

THENCE SOUTH 22°53'33" WEST, A DISTANCE OF 20.76 FEET;

THENCE SOUTH 38°46'52" WEST, A DISTANCE OF 37.69 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 59;

THENCE NORTH 53°15'53" WEST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 275.21 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 59;

THENCE NORTH 45°07'16" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 59; A DISTANCE OF 184.69 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 1.25 ACRES, MORE OR LESS.

PARCEL "B"

BEING A PORTION OF LOT 59 OF TRACT NO. 31147, PER MAP FILED IN BOOK 441, PAGES 32 THROUGH 40, INCLUSIVE OF MAPS, RECORDS OF SAID RIVERSIDE COUNTY.

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 59;

THENCE SOUTH 82°22'07" EAST ALONG THE NORTHERLY LINE OF SAID LOT 59, A DISTANCE OF 190.09 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE, CONTINUING SOUTH 82°22'07" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 186.55 FEET;

THENCE SOUTH 46°11'48" EAST, A DISTANCE OF 26.11 FEET;

THENCE NORTH 82°22'07" WEST, A DISTANCE OF 117.50 FEET;

THENCE NORTH 78°01'51" WEST, A DISTANCE OF 38.70 FEET;

THENCE NORTH 69°27'11" WEST, A DISTANCE OF 16.93 FEET;

THENCE NORTH 68°25'31" WEST, A DISTANCE OF 36.09 FEET TO THE **TRUE POINT OF BEGINNING**;

EXHIBIT "A"

CONTAINING 0.06 ACRES, MORE OR LESS.

PREPARED BY ME OR UNDER MY SUPERVISION:

Gordon D. Edwards

12-3-2015

GORDON D. EDWARDS, PLS 6678
EXPIRATION 6-30-2016



DESCRIPTION APPROVAL:

Curtis C. Stephens 12/14/15

CURTIS C. STEPHENS, L.S. 7519 DATE
CITY SURVEYOR

2

3



1" = 80'

P.O.B. PAR. "A"
P.O.C. PAR. "B"
NW'LY COR LOT 59

PARCEL "B"
0.06 ACRES

T.P.O.B.
PAR. "B"

PARCEL "A"
1.25 ACRES

59
TRACT NO. 31147
MB 441/32-40

N45°07'16"E 184.69'

S82°22'07"E 190.08'
S82°22'07"E 161.93'
Δ=76°03'15" R=31.50'
L=41.81'

S2°48'11"E 14.40'
S10°06'48"E 19.86'
S0°44'20"E 23.86'
S1°33'22"E 6.19'

S1°00'57"W 15.64'
S69°04'23"W 20.01'
S58°13'28"W 20.22'
S61°45'13"W 19.67'

S68°59'16"W 20.18'
S55°46'46"W 20.35'
S57°38'41"W 21.04'
S22°53'33"W 20.76'

S38°46'52"W 37.69'

N53°15'53"W 275.21'

S82°22'07"E 186.55'
N82°22'07"W 117.50'

38.70'
N78°01'51"W

N16°44'56"W(R)

Δ=63°39'01"
R=20.50'
L=22.89'

MACFAR LANE

29

30

31

32

33

COURSE DATA

- ① N69°27'11"W 16.93'
- ② N68°25'31"W 36.09'

58



D-17255

PLAT PREPARED BY:
adkan ENGINEERS
CMI Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599

JOB NO. 8701

DATE: 12-03-2015

CLIENT: D.R. HORTON

APPROVED BY:

Gordon D. Edwards

GORDON D. EDWARDS, PLS 6678

PLAT TO ACCOMPANY LEGAL DESCRIPTION