

When recorded mail to:

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

2016-0065109

02/18/2016 04:26 PM Fee: \$ 0.00

Page 1 of 5

Recorded in Official Records
County of Riverside
Peter Aidana
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)

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FOR RECORDER'S OFFICE USE ONLY

Project: P15-0045
Por. A.P.N's. 263-250-045 & -046
Address: North side Mt. Baldy Drive

D - 17266

GRANT OF EASEMENT

MJS Properties, LLC, a California Limited Liability Company, 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: _____

MJS Properties, LLC, a California
Limited Liability Company

By: _____

By: David T. Starr Managing Member

Print Name: _____

Print Name: David T. Starr

Title: _____

Title: Managing Member

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 ORANGE } ss

On 12-10-15, before me, PAUL J. LITNER, NOTARY PUBLIC,
notary public, personally appeared, DAVID T. STARR *
* * * * *

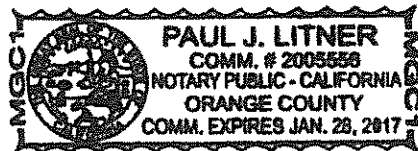
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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.

[Handwritten Signature]

Notary Signature



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 _____ } 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

**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 Feb. 18, 2016

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY 
Deputy City Attorney

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services Manager

D-17266

EXHIBIT "A"
LEGAL DESCRIPTION

LL-P15-045
Por. A.P.N's. 263-250-045 & -046

PARCEL B

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

Those portions of Parcels 2 and 3 of City of Riverside certificate of Compliance for Lot Line Adjustment LL-009-023, recorded June 2, 2003 as Document No. 2003-396010, Official Records of Riverside County, California, described as follows:

COMMENCING at the centerline intersection of Mt. Baldy Drive and San Gorgonio Drive as shown on said Parcel Map No. 24754, as shown by map on file in Book 173, Pages 97 and 98 of Parcel Maps, Records said Riverside County;

THENCE North 89°09'10" East, along the centerline of said Mt. Baldy Drive, a distance of 396.07 feet;

THENCE North 00°50'50" West, a distance of 30.00 feet to a point on the northerly line of said Mt. Baldy Drive, said point being the beginning of a curve tangent to said northerly line, concave northwesterly, having a radius of 102.00 feet and to the **POINT OF BEGINNING**;

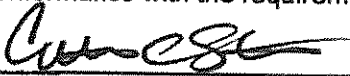

THENCE northeasterly along said curve to the left, through a central angle of 20°00'00", an arc length of 35.60 feet;

THENCE North 69°09'10" East, a distance of 59.15 feet to the beginning of a tangent curve, concave southerly, having a radius of 60.00 feet:

THENCE northeasterly, easterly and southeasterly along said curve to the right, through a central angle of 80°00'00", an arc length of 83.78 feet to a point on the northerly line of said Mt. Baldy Drive;

THENCE South 89°09'10" West, along said northerly line of said Mt. Baldy Drive, a distance of 162.95 feet to the **POINT OF BEGINNING**.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.


Curtis C. Stephens, L.S. 7519 11/4/10 Date Prep. 



D-17266

