

When recorded mail to:

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

**2016-0531624**

11/30/2016 11:31 AM Fee: \$ 0.00

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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)

157					R	A	Exam: 38		
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5	1								
SIZE	NCOR	SMF	NCHG	:			NCT6CC		

FOR RECORDER'S OFFICE USE ONLY

Project: PM35889  
POR. APN: 249-140-029  
Address: 2180 Iowa Avenue

**D - 17354**

**GRANT OF EASEMENT**

Iowa/Spruce SR/JP, 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 9/12/16

Iowa/Spruce SR/JP, LLC,  
a California limited liability company

By: [Signature]

Print Name: JEFFREY PHELAN

Title: MANAGER

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

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

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

**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 9/12/16, before me, Catherine H. Callaway,

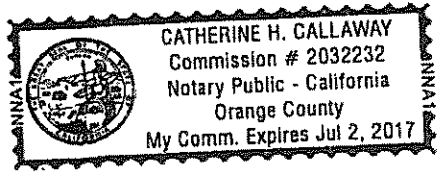
notary public, personally appeared, Jeffrey Phelan

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.

Catherine H. Callaway  
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 November 30, 2016

**CITY OF RIVERSIDE**

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

  
David Welch  
Real Property Services Manager

**APPROVED AS TO FORM:**

BY: \_\_\_\_\_

  
**CHIEF ASSISTANT CITY ATTORNEY**

**EXHIBIT "A"**  
**PUBLIC STREET AND HIGHWAY EASEMENT**  
**LEGAL DESCRIPTION**

THAT PORTION OF THE PARCEL DESCRIBED IN CERTIFICATE OF COMPLIANCE FOR WAIVER OF PARCEL MAP NUMBER PMW-77-801, RECORDED JULY 15, 1981 AS INSTRUMENT NUMBER 133904, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF PARCEL 1 AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 50, PAGE 81 OF RECORDS OF SURVEYS, RECORDS OF SAID COUNTY, ALSO BEING ON THE EASTERLY RIGHT OF WAY OF IOWA AVENUE THE EAST HALF WIDTH BEING 55.00 FEET AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTH 89°47'50" EAST 5.00 FEET ALONG THE SOUTH LINE OF SAID PARCEL 1 TO A LINE LYING PARALLEL WITH AND 60.00 FEET EASTERLY OF THE CENTERLINE OF SAID IOWA AVENUE;

THENCE SOUTH 00°14'50" EAST 450.27 FEET ALONG SAID PARALLEL LINE;

THENCE SOUTH 47°25'05" EAST 33.83 FEET TO THE SOUTH LINE OF PARCEL 2 AS SHOWN ON SAID RECORD OF SURVEY ALSO BEING THE NORTH RIGHT OF WAY OF SPRUCE STREET, THE NORTH HALF WIDTH BEING 44.00 FEET AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTH 89°46'40" WEST 22.97 FEET ALONG SAID SOUTH LINE AND SAID RIGHT OF WAY TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 28.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 34°59'39" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID SOUTHERLY LINE OF PARCEL 2 THROUGH A CENTRAL ANGLE OF 19°59'12", AN ARC DISTANCE OF 9.77 FEET;

THENCE NORTH 00°14'50" WEST 466.22 FEET ALONG THE WEST LINE OF SAID PARCEL 2 AND SAID EAST RIGHT OF WAY OF IOWA AVENUE TO THE **POINT OF BEGINNING**;

CONTAINING 2,627 SQUARE FEET MORE OR LESS.

THIS LEGAL DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

*Robert C. Ollerton*      9-16-2016

ROBERT C. OLLERTON, PLS 7731

DATE

DESCRIPTION APPROVAL:

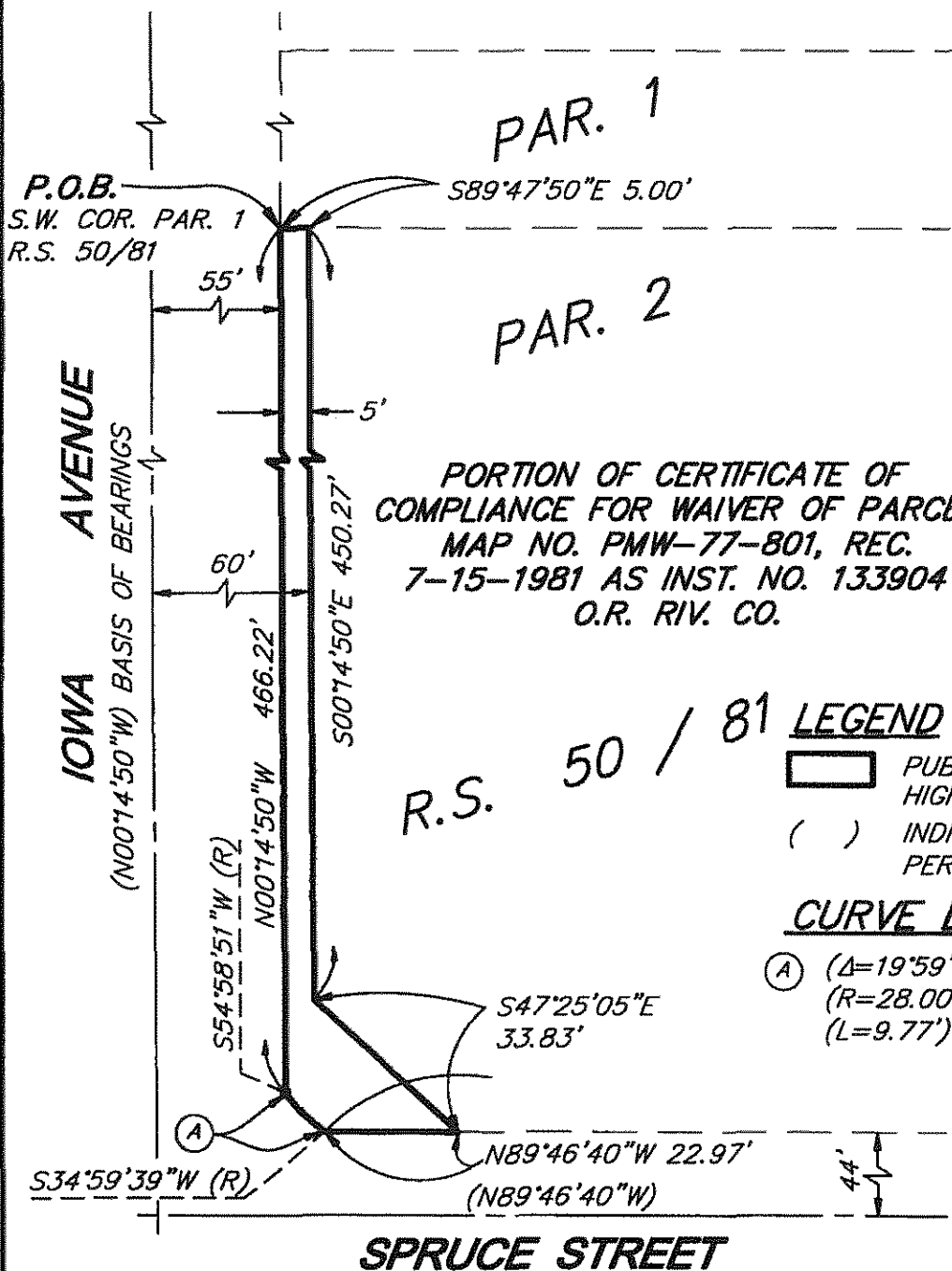
BY: *[Signature]*      11/17/16  
DATE

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






1"=30'



PORTION OF CERTIFICATE OF COMPLIANCE FOR WAIVER OF PARCEL MAP NO. PMW-77-801, REC. 7-15-1981 AS INST. NO. 133904 O.R. RIV. CO.

R.S. 50 / 81

**LEGEND**

-  PUBLIC STREET AND HIGHWAY EASEMENT
- ( ) INDICATES RECORD DATA PER R.S. 50/81

**CURVE DATA**

- (A) ( $\Delta=19^{\circ}59'12''$ )  
( $R=28.00'$ )  
( $L=9.77'$ )



PREPARED UNDER THE SUPERVISION OF:

*Robert C. Ollerton*

ROBERT C. OLLERTON, P.L.S. No. 7731

9-16-2016

DATE

**SB&O INC.**  
 PLANNING ENGINEERING SURVEYING  
 41888 Enterprise Circle North, Suite 128  
 Temecula, Ca. 92590  
 951-895-8900  
 951-895-8901 Fax

<b>CITY OF RIVERSIDE</b>	
<b>PUBLIC STREET AND HIGHWAY EASEMENT</b>	
DATE: 08-10-2016	D-17354
SB&O JN 71512	PAGE 1 OF 1