

When recorded mail to:

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

**2016-0574852**

12/23/2016 11:30 AM 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)

155					R	A	Exam:	LFO		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC	
5										
SIZE	NCOR	SMF	NCHGT:			NCHGT				

FOR RECORDER'S OFFICE USE ONLY

Project: PW16-0537  
APN: 257-100-031  
Address: 150 Palmyrita Avenue

**D - 17363**

**GRANT OF EASEMENT**

**Sandals Church, a California Non-Profit Religious Corporation, 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 12/15/16

**Sandals Church, a California Non-Profit Religious Corporation**

By: [Signature]

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

Print Name: Brian Chelette

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

Title: Ex. Director Operations / CFO

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 San Bernardino } ss

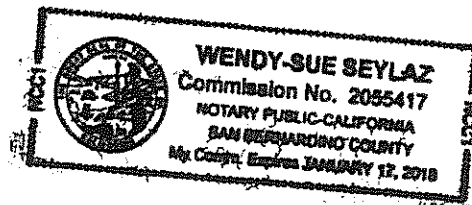
On 12/15/2016, before me, Wendy-Sue Seylaz,  
notary public, personally appeared, Brian Chelette

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/hers/their authorized capacity(ies), and that by his/hers/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.

Wendy-Sue Seylaz  
Notary Signature



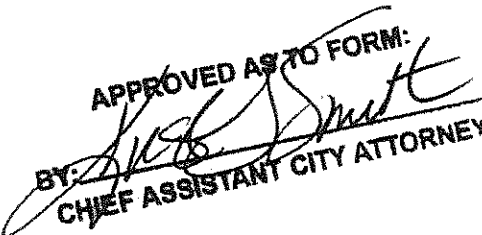
**CERTIFICATE OF ACCEPTANCE  
(Government Code Section §27281)**

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 December 22, 2016

**CITY OF RIVERSIDE**

By:   
David Welch  
Real Property Services Manager

APPROVED AS TO FORM:  
BY:   
CHIEF ASSISTANT CITY ATTORNEY

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Project: PW 16-0537**  
**Portion A.P.N.: 257-100-031**

A portion of Parcel B of that certain Certificate of Compliance, Project No. WPM-M09-0012, in the City of Riverside, State of California, recorded March 9, 2009 as Document No. 2009-0111440 of Official Records of said county, lying within Section 16, Township 2 South, Range 4 West, San Bernardino Base and Meridian, more particularly described as follows::

**COMMENCING** at the Northwest corner of said Parcel B, said corner being on the Southerly line of Parcel "A" as described in Grant of Easement Document No. 2006-0245563 recorded April 6, 2006, Official Records of said County

THENCE along the Northerly line of said Parcel B and the Southerly line of said Parcel "A", South 89°15'11" East, a distance of 325.13 feet to the **TRUE POINT OF BEGINNING**;

THENCE continuing along said Northerly line and said Southerly line, South 89°15'11" East, a distance of 46.25 feet to a point of cusp with a non-tangent 8.00 foot radius curve concave Southeasterly, a radial line bears North 28°12'29" West,;


THENCE Southwesterly along the arc of said curve through a central angle of 31°02'42", a distance of 4.33 feet;

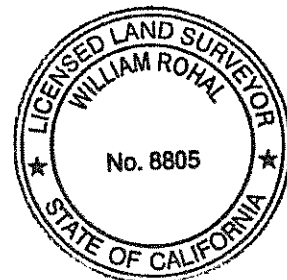
THENCE non-tangent to said curve North 89°15'11" West, a distance of 40.14 feet to the beginning of a non-tangent 8.00 foot radius curve concave Southwesterly, a radial line bears North 60°44'49" East,;

THENCE Northwesterly along the arc of said curve through a central angle of 31°02'42", a distance of 4.33 feet to a point on the Northerly line of said Parcel B and the Southerly line of said Parcel "A" as described in said Grant of Easement Document No. 2006-0245563, said point also being the **TRUE POINT OF BEGINNING**.

Containing 128 square feet, more or less.

This description was prepared by me or under by direction.

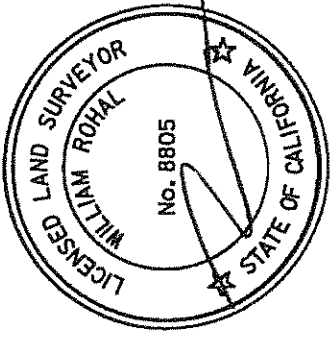
  
\_\_\_\_\_  
William Rohal L.S. 8805  
Exp. Date 12/31/2016  
  
12-8-2016  
\_\_\_\_\_  
Date



DESCRIPTION APPROVAL:

  
\_\_\_\_\_  
CURTIS C. STEPHENS, L.S. 7519      DATE 12/13/16  
CITY SURVEYOR

D-17363



NAME	DIRECTION	LENGTH
L1	S 89°15'11" E	325.13'
L2	S 89°15'11" E	46.25'
L3	N 89°15'11" W	40.14'

NAME	DELTA	CURVE TABLE RADIUS	ARC
C1	31°02'42"	8.00'	4.33'
C2	31°02'42"	8.00'	4.33'

PORTION PARCEL A  
LLA 4704 3/5/2004  
NO. 0157398

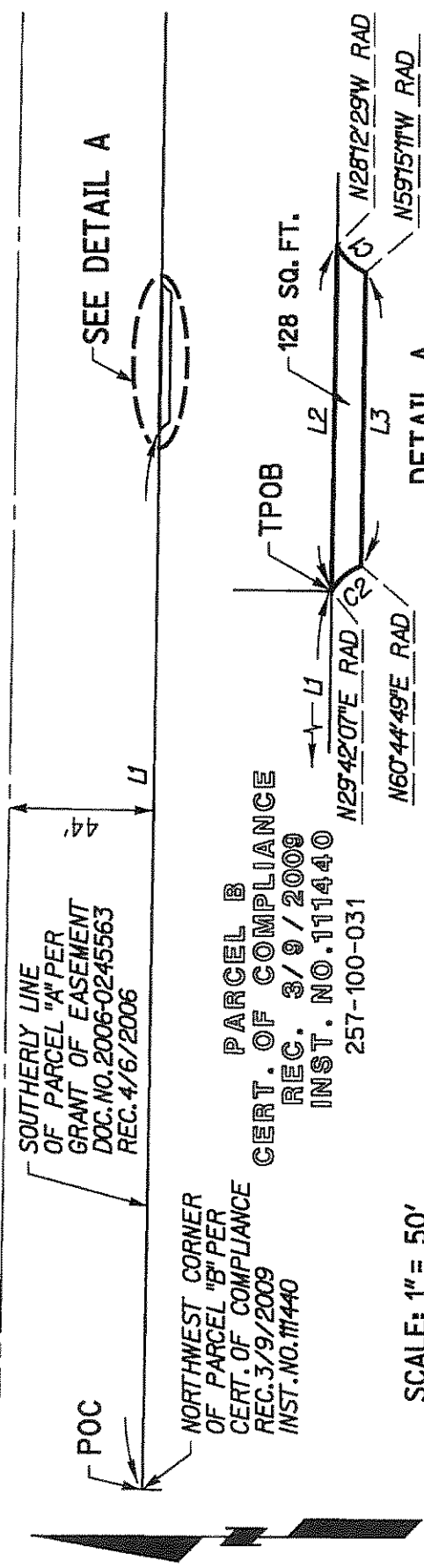
MT. VERNON AV  
RW PER  
DOC. NO. 2008-0592646  
REC. 11-7-2008

**PALMYRITA ST**

SOUTHERLY LINE  
OF PARCEL "A" PER  
GRANT OF EASEMENT  
DOC. NO. 2006-0245563  
REC. 4/6/2006

NORTHWEST CORNER  
OF PARCEL "B" PER  
CERT. OF COMPLIANCE  
REC. 3/9/2009  
INST. NO. 111440

PARCEL B  
CERT. OF COMPLIANCE  
REC. 3/9/2009  
INST. NO. 111440  
257-100-031



SEE DETAIL A



DETAIL A  
N.T.S.

**CITY OF RIVERSIDE**

D-17363

SHEET 1 OF 1

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

1770 IOWA AVENUE - SUITE 100  
RIVERSIDE, CA 92507  
951.782.0707  
(FAX) 951.782.0723

**RICK**  
ENGINEERING COMPANY  
Riverside

rickengineering.com  
San Diego - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

**GRANT OF EASEMENT**

SCALE: 1"=50'

DATE: DEC. 17, 2013