

When recorded mail to:

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

2017-0123456

03/28/2017 01:49 PM Fee: \$ 0.00

Page 1 of 9

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)

156					R	A	Exam: (30)			
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC	
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SIZE	NCOR	SMF	NCHG	T:	Nettacc					

Project: PM 36638
POR. APN: 257-050-026
Address: 1075 Mt. Vernon Ave.

D - 17395



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Dmitriy Burkovskiy, a married man as his sole and separate property**, as Grantor(s), grant(s) 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 the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of a **MULTI-PURPOSE RECREATIONAL TRAIL FOR NON-MOTORIZED USE**, together with all necessary appurtenances, 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.

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing,


maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said
MULTI-PURPOSE RECREATIONAL TRAIL FOR NON-MOTORIZED USE.

Date: 3/3/17


Dmitriy Burkovskiy

SPOUSAL RELEASE

I am the spouse of **Dmitriy Burkovskiy**, and I hereby consent and join in granting the easement herein above described to the City of Riverside, a municipal corporation of the State of California, as Grantee, and I hereby release and quitclaim any community property interest that I may have in said easement to said Grantee.


(signature)

Liliya Burkovskaya
(print name)

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 New York
~~California~~

County of Monroe } ss

On March 3, 2017, before me, Jody Remington,

notary public, personally appeared, Dmitriy Burkovskiy

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.

Jody Remington
Notary Signature

JODY REMINGTON
NOTARY PUBLIC-STATE OF NEW YORK
No. 01RE5003931
Qualified in Monroe County
My Commission Expires November 02, 2018

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 New York
~~California~~

County of Monroe } ss

On March 3, 2017, before me, Jody Remington,

notary public, personally appeared, Liliya Burkovskaya

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.

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Jody Remington
Notary Signature

JODY REMINGTON
NOTARY PUBLIC-STATE OF NEW YORK
No. 01RE5003931
Qualified in Monroe County
My Commission Expires November 02, 2018

**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 February 1, 2017

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services Manager

APPROVED AS TO FORM:

BY: 
CHIEF ASSISTANT CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

THAT PORTION OF PARCEL "A" OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LL-P05-0776, RECORDED MARCH 24, 2006 AS DOCUMENT NO. 2006-0209524, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF PARCEL 9 OF PARCEL MAP NO. 30485, IN THE SAID CITY, COUNTY, AND STATE, AS PER MAP FILED IN BOOK 218, PAGES 45 THROUGH 47 INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER, SAID POINT BEING THE SOUTHWESTERLY TERMINUS OF THAT CERTAIN COURSE AS SHOWN ON SAID PARCEL MAP AS HAVING A BEARING AND DISTANCE OF "NORTH 37°41'42" EAST 129.15 FEET"; FOR THE PURPOSE OF THIS DESCRIPTION, THE BEARING OF SAID CERTAIN COURSE WILL BE "NORTH 38°22'09" EAST".

THENCE NORTHEASTERLY ALONG SAID CERTAIN COURSE IN SAID EASTERLY LINE, NORTH 38°22'09" EAST 77.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, A RADIAL TO THE BEGINNING OF SAID NON-TANGENT CURVE BEARS SOUTH 87°57'02" WEST;

THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 61°08'33", AN ARC LENGTH OF 106.71 FEET;

THENCE SOUTH 59°05'35" WEST 18.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 164.77 FEET;

THENCE WESTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 18°41'25", AN ARC LENGTH OF 53.75 FEET;

THENCE SOUTH 65°02'39" WEST 119.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 32°33'22", AN ARC LENGTH OF 56.82 FEET;

THENCE SOUTH 32°29'17" WEST 29.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 180.00 FEET;

THENCE SOUTHERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 28°59'28", AN ARC LENGTH OF 91.08 FEET;

THENCE SOUTH 03°29'49" WEST 99.85 FEET;

THENCE SOUTH 23°00'29" WEST 17.12 FEET;

THENCE NORTH 63°41'39" WEST 19.92 FEET TO SAID EASTERLY LINE;

EXHIBIT "A"
LEGAL DESCRIPTION

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING THREE COURSES:

- 1. NORTH 00°26'17" EAST 145.74 FEET;
- 2. NORTH 34°20'08" EAST 133.57 FEET;
- 3. NORTH 63°32'50" EAST 239.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,835 SQUARE FEET OR 0.318 ACRES, MORE OR LESS.

SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS-OF-WAY, IF ANY

PREPARED UNDER THE DIRECTION OF:




BRIAN L. THIENES
P.L.S. No. 5750
REG. EXP. 12/31/17

12/13/16

DATE



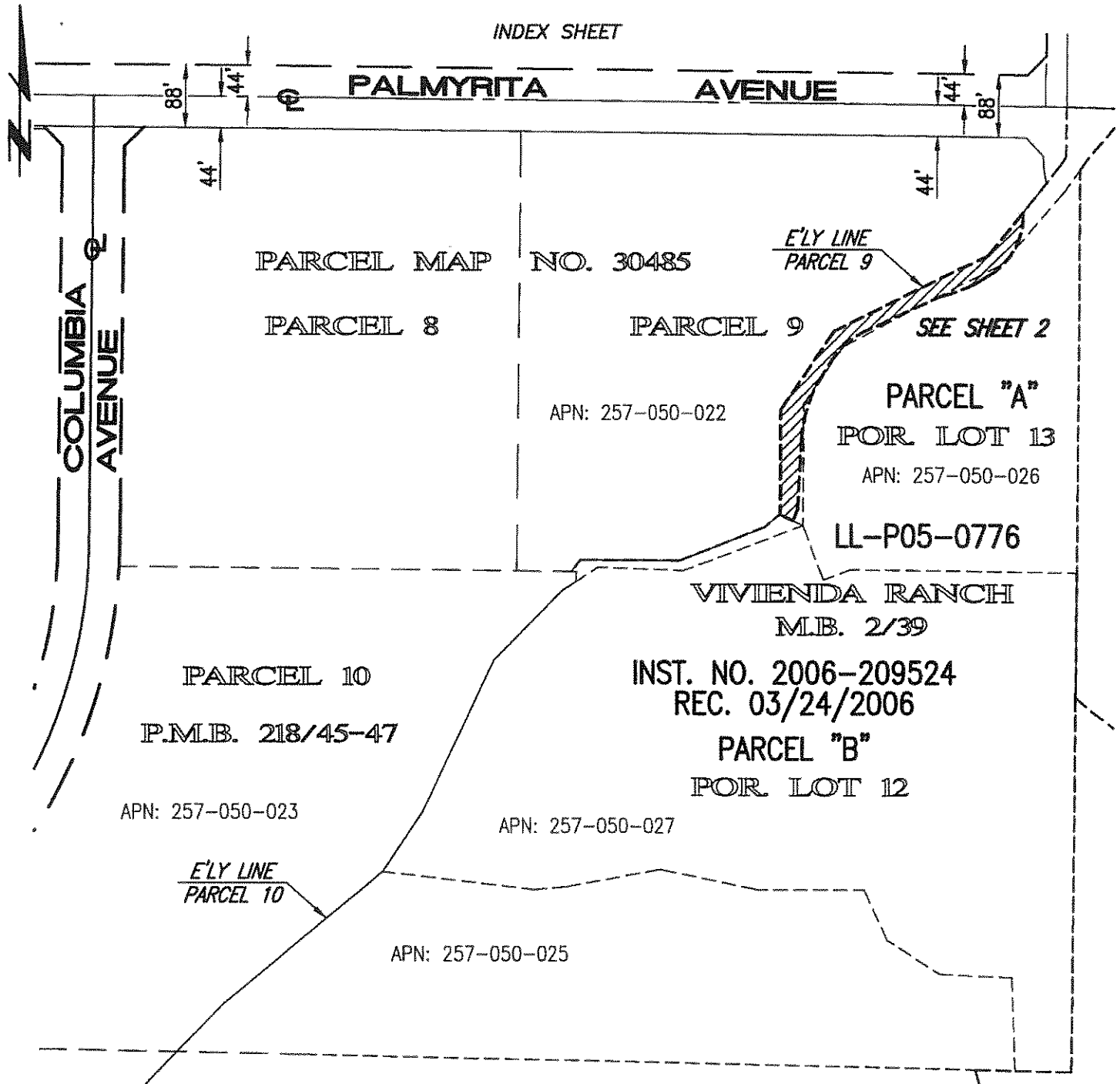
DESCRIPTION APPROVAL:

BY:  1/18/17

DATE


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

INDEX SHEET



D-17395

LEGEND:

 INDICATES TRAIL EASEMENT
 INSIDE BOUNDARY LINE.
 CONTAINS: 13,833 SQ. FT. ±
 0.318 ACRES

SURVEYOR:

PREPARED UNDER THE SUPERVISION OF:


 BRIAN L. THIENES
 P.L.S. NO. 5750
 REG. EXP. DEC. 31, 2017

12/13/16
DATE



Thienes Engineering, Inc.
 CIVIL ENGINEERING • LAND SURVEYING
 14349 FIRESTONE BOULEVARD
 LA MIRADA, CALIFORNIA 90638
 PH.(714)521-4811 FAX(714)521-4173

PALMYRITA AVENUE

PARCEL 9

PARCEL MAP NO. 30485

P.M.B. 218/45-47

(N 37°41'42" E 129.15')
(PER PM 30485)
N 38°22'09" E 129.15'
P.O.B.

City of Riverside
City Clerk's Office

N 12°13'00" W
(RAD)

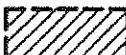
N 63°32'50" E

239.60'

N 87°57'02" E
(RAD)

APN: 257-050-026

LEGEND:

 INDICATES TRAIL EASEMENT
INSIDE BOUNDARY LINE.
CONTAINS: 13,835 SQ. FT. ±
0.318 ACRES

PARCEL "A"

INST. NO. 2006-209524, O.R.
REC. 03/24/2006, RIV. CO.

POR. LOT 13
VIVIENDA RANCH
M.L.B. 2/39

APN: 257-050-022

FLY LINE
PARCEL 9

N 34°20'08" E
133.57'

N 0°26'17" E
145.74'

N 3°29'49" E
99.85'

N 23°00'29" E
17.12'

N 65°41'39" W
19.92'

PARCEL "B"

POR. LOT 12

VIVIENDA RANCH

M.L.B. 2/39

APN: 257-050-027

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	61°08'33"	100.00'	106.71'
C2	18°41'25"	164.77'	53.75'
C3	32°33'22"	100.00'	56.82'
C4	28°59'28"	180.00'	91.08'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 59°05'35" W	18.30'
L2	S 32°29'17" W	29.92'
L32	S 38°22'09" W	52.04'
L33	S 38°22'09" W	77.13'

Last Update: 12/13/16

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D-17395