

When recorded mail to:

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

2017-0295855

07/20/2017 09:50 AM Fee: \$ 0.00

Page 1 of 6

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)

ES					R	A	Exam: 380			
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC	
SIZE	NCOR	SMF	NCHGT:	Northcc						

Project: PM 36861
APN: 206-121-003, 206-121-005 &
206-121-009, & 206-121-010

D - 17419

Address: W. La Cadena Drive, Southerly of Interchange & Northerly of Columbia Avenue

GRANT OF EASEMENT

Chase Holding, LP, A California Limited Partnership, 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.

D-17419

Dated 06/21/2017

Chase Holding, LP A California Limited Partnership

By: _____

Print Name: Irving M. Chase

Title: Manager

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

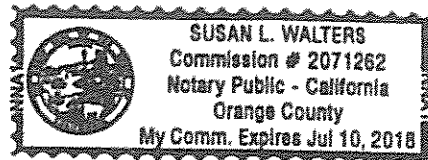
On 06/21/2017, before me, Susan L. Walters,
notary public, personally appeared, Irving M. Chase

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.

Susan L. Walters
Notary Signature



D-17419

**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 July 19, 2017

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services Manager

APPROVED AS TO FORM:

BY: 
CHIEF ASSISTANT CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

Project: Parcel Map No. 36861
Portion A.P.N: 206-121-003,
206-121-005, 206-121-009
206-121-010

Those portions of Parcels 2 and 3 of Record of Survey, in the City of Riverside, County of Riverside, State of California, as per Map on file in Book 34, Page 32 of Records of Survey, in the Office of the County Recorder of said County, and those portions of Lots 2 and 3 per "Map of a Subdivision of Lot 1 and a portion of Lot 2 McCollough Tract" on file in Book 13, Page 5 of Maps, records of said County, lying within protracted Section 13, Township 2 South, Range 5 West, Jurupa Rancho M. B. 1/47 S.B., more particularly described as follows:

A 3.00 foot strip of land lying Southwesterly and Westerly of the following described line;

COMMENCING at the centerline intersection of W. La Cadena Drive and Interchange Street as shown on said Record of Survey;

THENCE along the centerline of said Interchange Street, North 60°15'32" West, a distance of 44.84 feet;

THENCE South 29°44'28" West, as measured at right angles to the centerline of said Interchange Street, a distance of 44.00 feet to a point on the Southwesterly right of way line of said Interchange Street as shown on said Record of Survey and the Department of Transportation Right of Way Map No. 64203-01, said point also being the **TRUE POINT OF BEGINNING** and the beginning of a non-tangent 30.00 foot radius curve concave Southwesterly, a radial line bears North 29°44'28" East;

THENCE along the Southwesterly and Westerly right of way line of said W. La Cadena Drive as shown on said Record of Survey and said Right of Way Map No. 64203-01 the following 4 courses;

THENCE Southeasterly along the arc of said curve through a central angle of 73°17'16", a distance of 38.37 feet to the beginning of a reverse 430.00 foot radius curve concave Easterly, a radial line bears North 76°58'16" West;

THENCE Southerly along the arc of said curve through a central angle of 10°24'12", a distance of 78.08 feet;

THENCE non-tangent to said curve South 02°35'55" West, a distance of 61.35 feet to the beginning of a non-tangent 470.00 foot radius curve concave Northwesterly, a radial line bears North 87°22'04" West;

THENCE Southwesterly along the arc of said curve through a central angle of 24°22'29", a distance of 199.95 feet to a point on the Northeasterly right of way line of Columbia Avenue as shown on said Right of Way Map No. 64203-01, said point also being on the Southerly line of said Lot 2 of said McCollough Tract and the **POINT OF TERMINATION**.

The sidelines of the above described parcel shall be lengthened or shortened so as to terminate radial to said **TRUE POINT OF BEGINNING** and on the Northeasterly right of way line of said Columbia Avenue as shown on said Right of Way Map No. 64203-01.

Containing 1126 square feet, more or less.

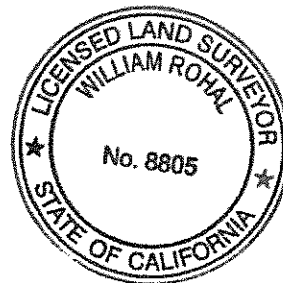
This description was prepared by me or under by direction.




William Rohal L.S. 8805

6-15-2017

Date



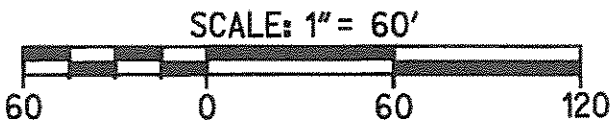
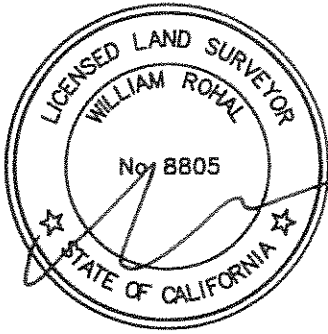
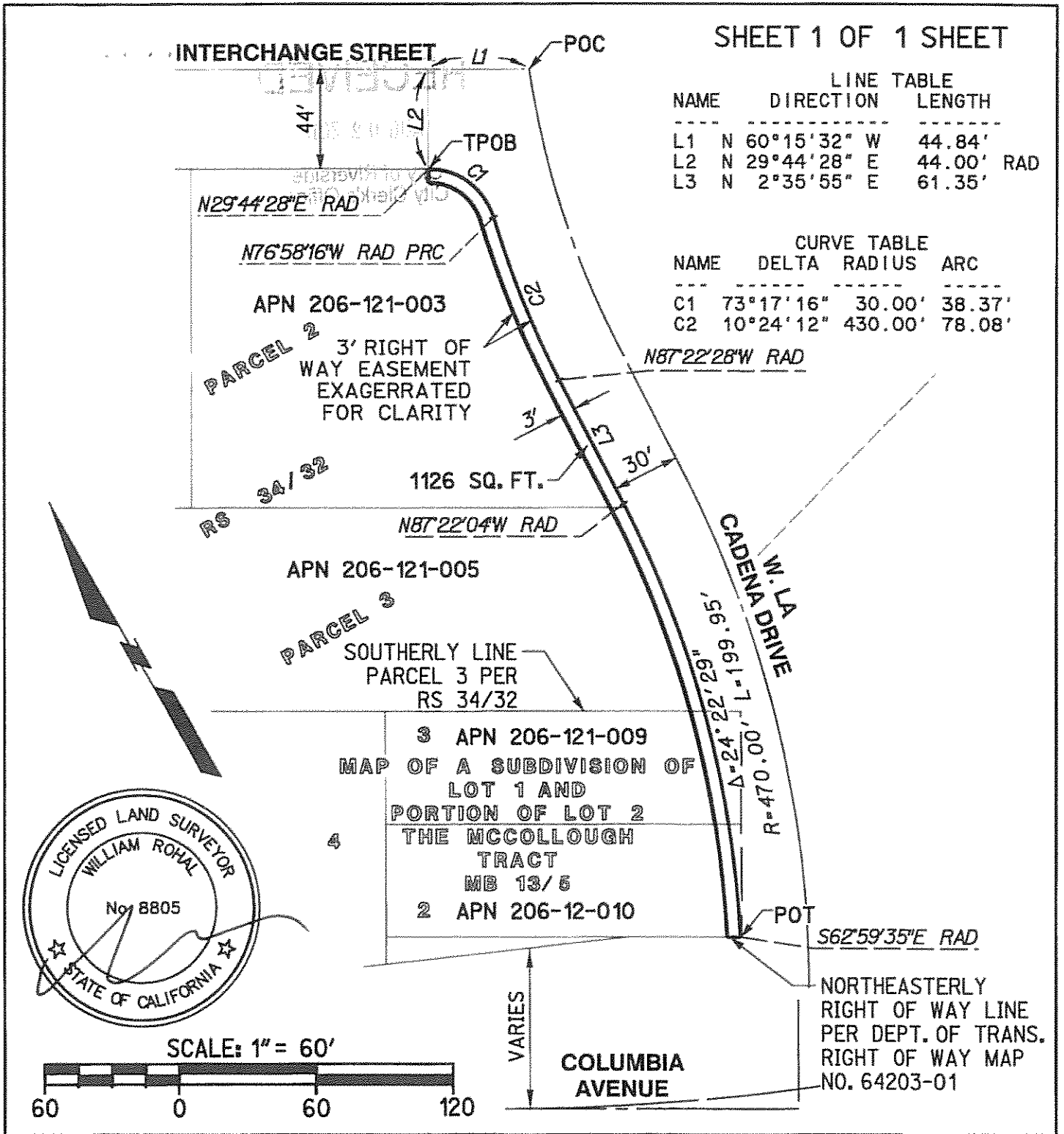
DESCRIPTION APPROVAL:

BY:  6/26/2017
DATE

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

LINE TABLE		
NAME	DIRECTION	LENGTH
L1	N 60°15'32" W	44.84'
L2	N 29°44'28" E	44.00'
L3	N 2°35'55" E	61.35'

CURVE TABLE			
NAME	DELTA	RADIUS	ARC
C1	73°17'16"	30.00'	38.37'
C2	10°24'12"	430.00'	78.08'



CITY OF RIVERSIDE

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.

RICK ENGINEERING COMPANY
 1770 IOWA AVENUE - SUITE 100
 RIVERSIDE, CA 92507
 951.782.0707
 (FAX)951.782.0723
 rickengineering.com
 San Diego - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

GRANT OF EASEMENT
 D-17419
 SCALE: 1"=60' | DATE: MAY 25, 2017