

Recording Requested By

First American Title Company

TRA: 009-175

When recorded mail to:

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

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

DOC # 2017-0267493

06/29/2017 03:54 PM Fees: \$0.00

Page 1 of 9

Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

This document was electronically submitted to the County of Riverside for recording
Received by: TERESA #134

FOR RECORDER'S OFFICE USE ONLY

Project: California Avenue Extension

POR. A.P.N. 145-102-010

D - 17422

DTT: Ø

GRANT OF EASEMENT

CONCEPCION MONTOYA GARCIA, a married woman as her sole and separate property, 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 9-5-14

Concepcion M. Garcia
CONCEPCION MONTOYA GARCIA

I am the spouse of Concepcion Montoya Garcia, and I hereby consent and join in granting the easement hereinabove described to the City of Riverside, a California charter city and municipal corporation, as Grantee, and I hereby release and quitclaim any community property interest that I may have in said easement to said Grantee.

Concepcion M. Garcia
(signature)

Concepcion M. Garcia
(print name)

State of California

County of Riverside } ss

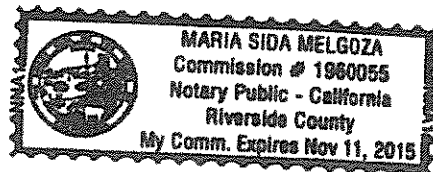
On 9/5/14, before me, Maria Sida Melgoza, "Notary Public",
notary public, personally appeared, Concepcion Montoya Garcia

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.

Maria Sida Melgoza
Notary Signature



D-17422

**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 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

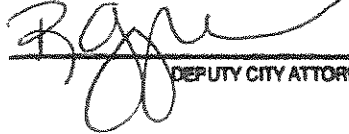
Dated December 3, 2014

CITY OF RIVERSIDE

By 
David Welch
Real Property Services Manager

SELKIRK - GRANT OF EASEMENT.DOC

APPROVED AS TO FORM


DEPUTY CITY ATTORNEY

D-17422

EXHIBIT "A"

*POR. A.P.N. 145-102-010
Public Street Easement*

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

PARCEL I

That portion of Lot 8 in Block 46 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of said Riverside County, lying northerly of a line that is parallel with and distant 44.00 feet southerly, as measured at right angles, from the following described line:

BEGINNING at the intersection of the centerline of Tyler Street with the northeasterly prolongation of the centerline of California Avenue all as shown by map of Tract No. 8006, on file in Book 94, Pages 59 through 63 of Maps, records of said Riverside County;

THENCE North $57^{\circ}55'23''$ East, continuing along said northeasterly prolongation of said centerline of California Avenue, a distance of 281.62 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 680.00 feet;

THENCE northeasterly to the right along said curve through a central angle of $37^{\circ}21'40''$ an arc length of 443.41 feet to a line parallel with and distant 19.00 feet southerly, as measured at right angles, from the centerline of Tomlinson Avenue as shown by said map of La Granada;

THENCE South $84^{\circ}42'57''$ East, along said parallel line, a distance of 440.99 feet to the beginning of a tangent curve concaving northerly and having a radius of 680.00 feet;

THENCE easterly to the left along said last mentioned curve through a central angle of $45^{\circ}04'24''$ an arc length of 534.94 feet;

THENCE North $50^{\circ}12'39''$ East, a distance of 698.12 feet to the beginning of a tangent curve concaving northwesterly and having a radius of 680.00 feet;

THENCE northeasterly to the left along said last mentioned curve through a central angle of $16^{\circ}21'13''$ an arc length of 194.09 feet;

THENCE North $33^{\circ}51'26''$ East, a distance of 304.75 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 680.00 feet; said curve also being the southwesterly prolongation of the centerline California Avenue as shown by map of Tract No. 8492, on file in Book 92, Pages 49 through 51 of Maps, records of said Riverside County;

THENCE northeasterly to the right along said last mentioned curve and along said southwesterly prolongation of the centerline of California Avenue through a central angle of $11^{\circ}40'51''$ an arc length of 138.63 feet, to the intersection of said centerline of California Avenue with the centerline of Bolton Avenue as shown by said last mentioned map and the END of this line description;

EXCEPTING THEREFROM that portion of said Lot 8 lying within Parcel 14A of Final Order of Condemnation recorded December 11, 1996, as Instrument No. 467211 of Official Records of said Riverside County.

Area – 1009 square feet, more or less.

PARCEL 2

That portion of Lot 9 in Block 46 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of said Riverside County, described as follows:

COMMENCING at the intersection of the centerline of Lot A2, Tomlinson Avenue with the centerline of Lot A6, Selkirk Avenue (formerly Linda Avenue) as shown by said map;

THENCE South $2^{\circ}56'43''$ East, along said centerline of Lot A6, Selkirk Avenue, a distance of 175.67 feet;

THENCE North $87^{\circ}03'17''$ East (formerly recorded as North $77^{\circ}03'17''$ East), a distance of 45.00 feet to POINT A as described in Resolution No. 19125 of the City Council of the City of Riverside, per document recorded November 5, 1998, as Instrument No. 482443 of Official Records of said Riverside County; said POINT A being the radius point of a circular arc having a radius of 78.00 feet as described in said Resolution No. 19125;

THENCE North $66^{\circ}46'06''$ West, along a line radial to said circular arc, a distance of 78.00 feet to an intersection with the westerly line of said Lot A6, Selkirk Avenue, and being the POINT OF BEGINNING of the parcel of land being described;

THENCE South $2^{\circ}56'43''$ East, along said westerly line, a distance of 67.20 feet to the northerly line of the southerly 20.00 feet of said Lot 9;

THENCE South $87^{\circ}03'39''$ West, along said northerly line, a distance of 8.00 feet to a line that is parallel with and distant 33.00 feet westerly, as measured at right angles, from said centerline of Lot A6, Selkirk Avenue;

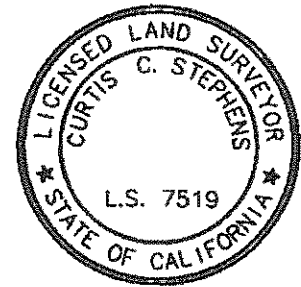
THENCE North $2^{\circ}56'43''$ West, along said parallel line, a distance of 32.79 feet to a point of intersection with the circumference of said circular arc having a radius of 78.00 feet; said point being in a line that bears South $87^{\circ}03'17''$ West and passes through said POINT A;

THENCE northerly to the right along said curve through a central angle of $26^{\circ}10'37''$ an arc length of 35.64 feet to the POINT OF BEGINNING.

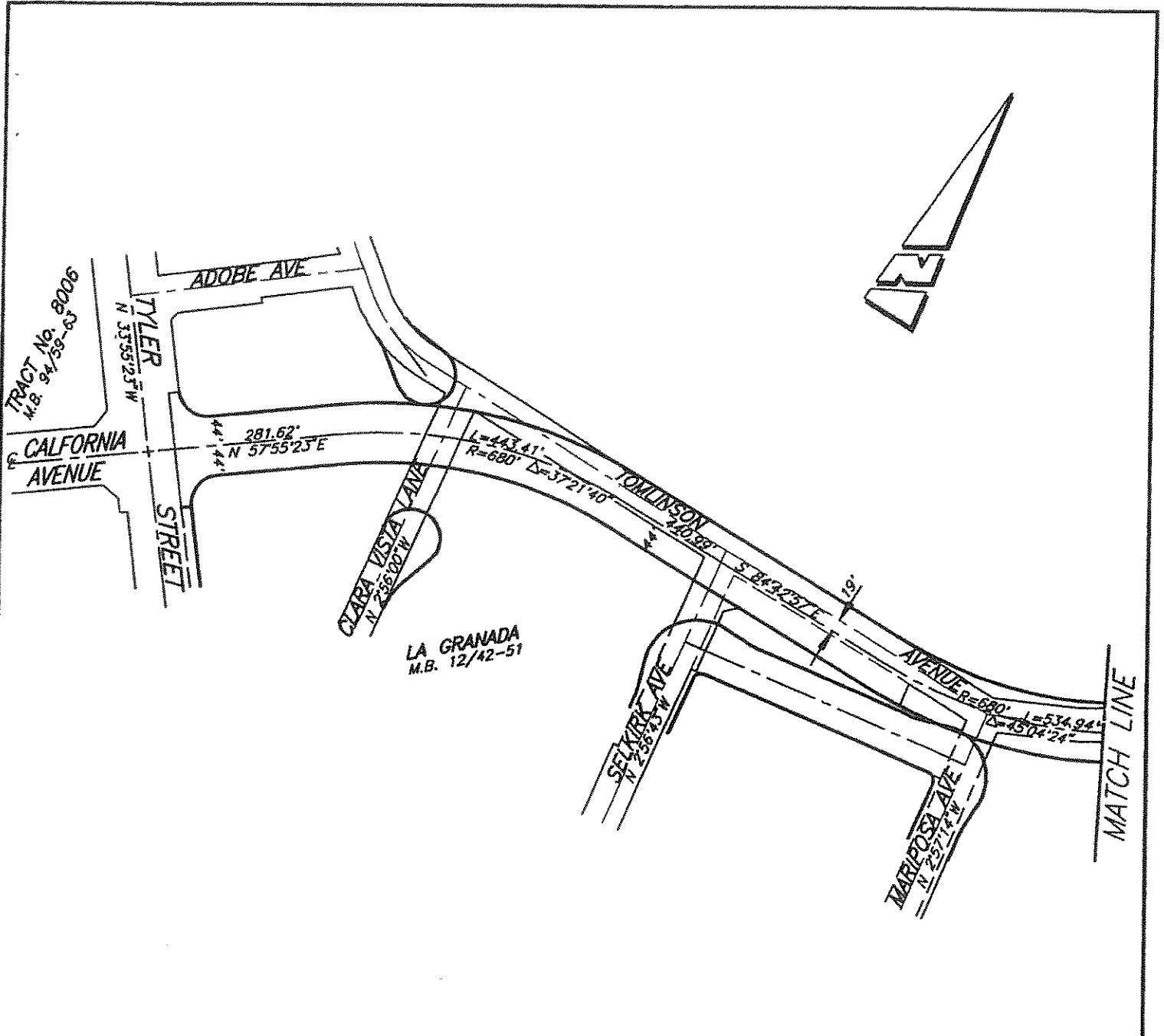
Area – 448 square feet, more or less.

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

Curtis C. Stephens 6/26/14 Prep. 1/2/14
Curtis C. Stephens, L.S. 7519 Date



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• CITY OF RIVERSIDE, CALIFORNIA •

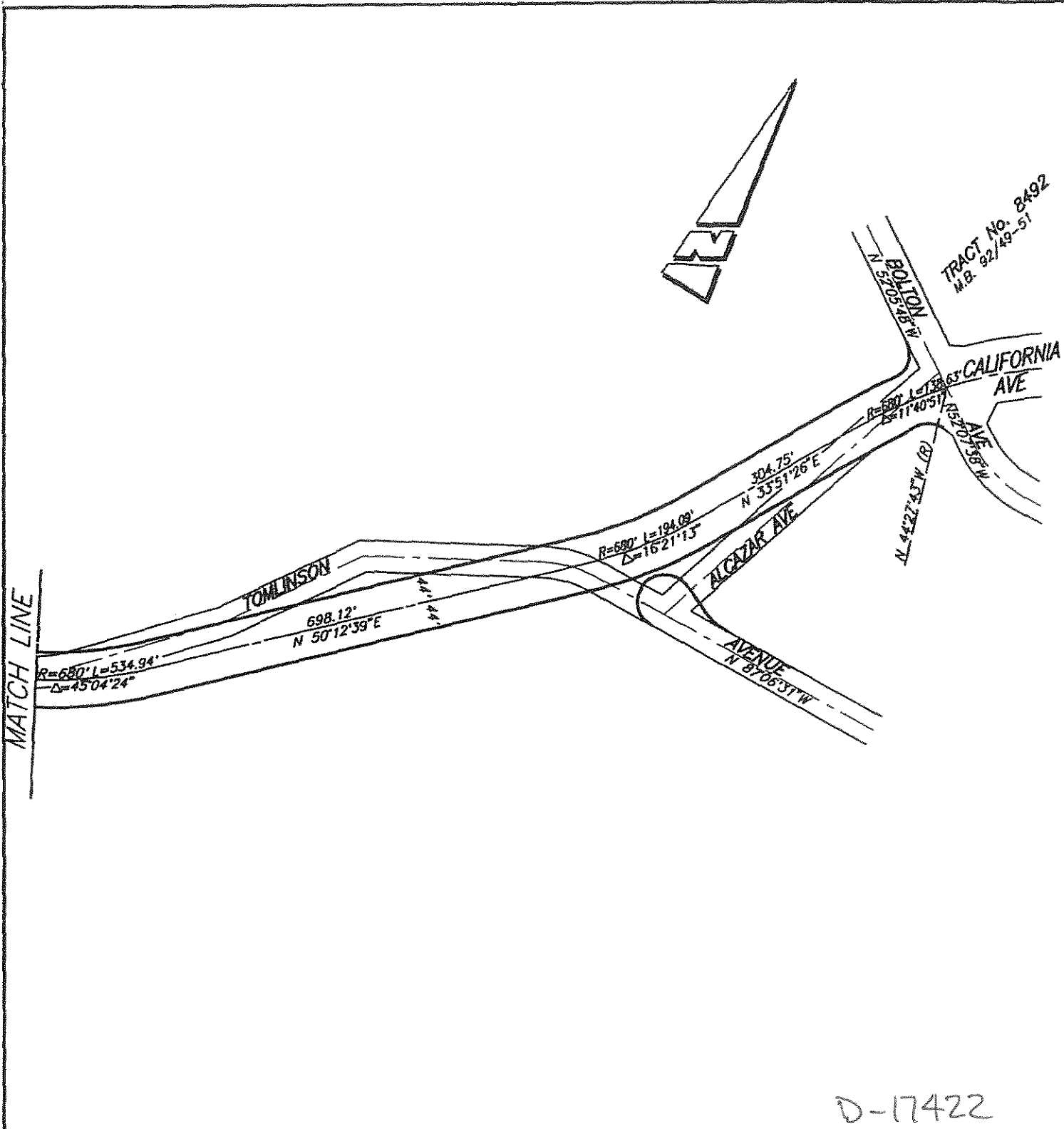
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 3

SCALE: N.T.S.

DRAWN BY: CURT DATE: 11/22/94

SUBJECT: CALIFORNIA AVENUE EXTENSION



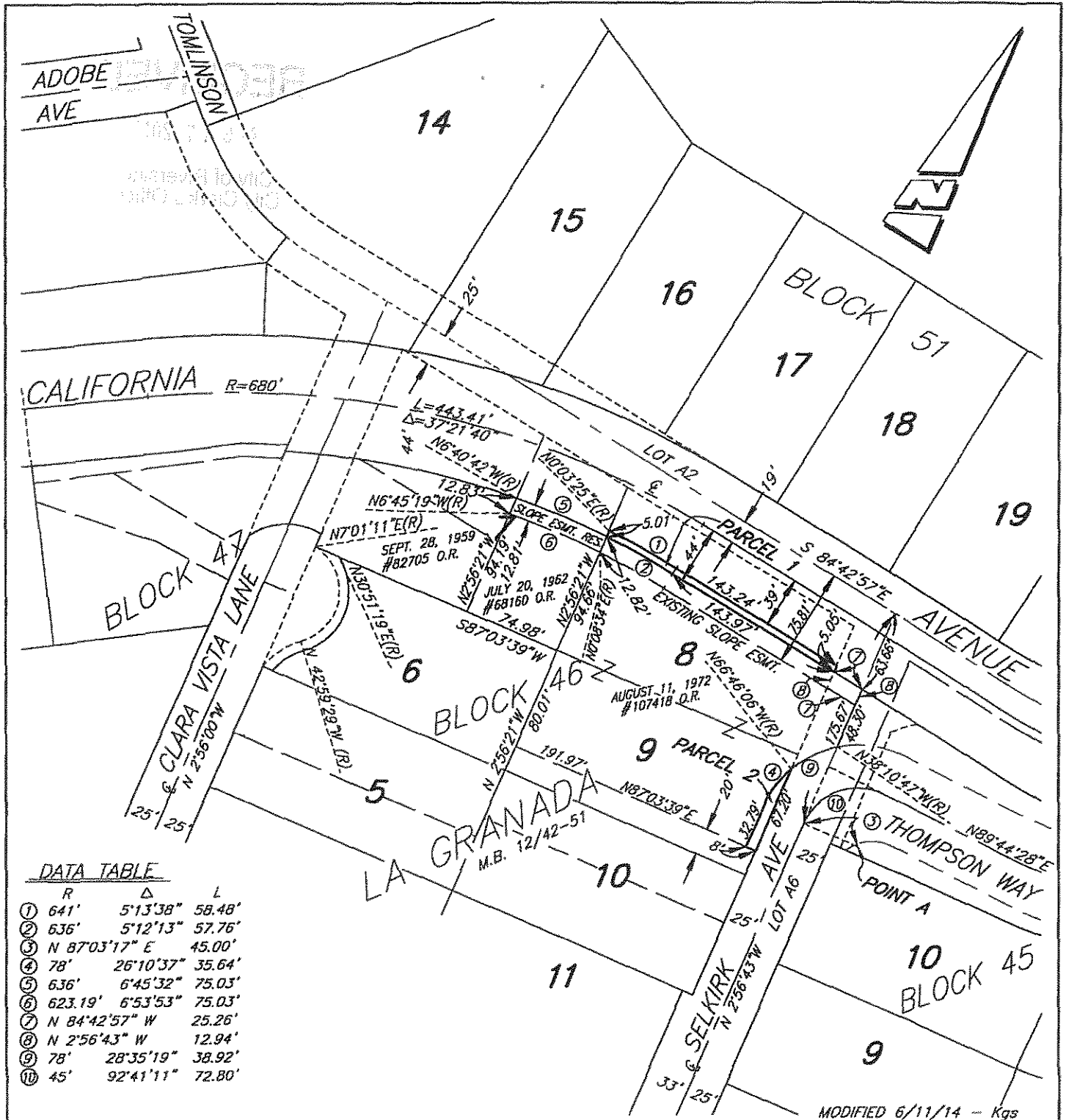
D-17422

• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 2 OF 3

SCALE: N.T.S. DRAWN BY: CURT DATE: 11/22/94 SUBJECT: CALIFORNIA AVENUE EXTENSION



DATA TABLE

	R	Δ	L
①	641'	5°13'38"	58.48'
②	636'	5°12'13"	57.76'
③	N 87°03'17" E		45.00'
④	78'	26°10'37"	35.64'
⑤	636'	6°45'32"	75.03'
⑥	623.19'	6°53'53"	75.03'
⑦	N 84°42'57" W		25.26'
⑧	N 2°56'43" W		12.94'
⑨	78'	28°35'19"	38.92'
⑩	45'	92°41'11"	72.80'

MODIFIED 6/11/14 - Kgs

CITY OF RIVERSIDE, CALIFORNIA

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

SHEET 3 OF 3

SCALE: 1"=100'

DRAWN BY: CURT

DATE: 6/1/95

SUBJECT: CALIFORNIA AVENUE EXTENSION

D-17422