

DOC # 2018-0139388
04/11/2018 11:06 AM Fees: \$0.00
Page 1 of 12
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

ORANGE COAST TITLE CO.

When recorded mail to:

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

**This document was electronically submitted
to the County of Riverside for recording**
Received by: LINDA #922

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

140-1849288-32

Project: Tract 32476 – Offsite Esmt.
POR. APN: 141-110-007 & 008
Address:

FOR RECORDER'S OFFICE USE ONLY

D -

17473

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **FH II, a California Limited Liability Company dba Frontier Communities**, 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,

ORANGE COAST TITLE CO.

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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: _____

**FH II, a California Limited Liability Company
dba Frontier Communities**

By: _____

By: _____

Print Name: _____

Print Name: Richard Munkvold

Title: _____

Title: CFO

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

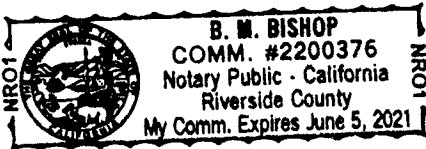
On 2.15.2018, before me, B.M. Bishop,

notary public, personally appeared, Richard Munkvold

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.
[Signature]
Notary Signature



(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 23, 2018

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services Manager

Approved as to Form:

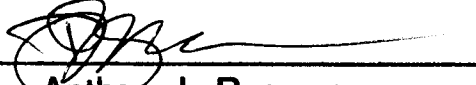
By: 
Anthony L. Beaumon
Deputy City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION
TRAIL EASEMENT

PARCEL A

That portion of that certain parcel of land as described in Grant Deed recorded September 7, 2017 as Document No. 2017-0372706, Official Records of Riverside County, State of California, lying within Southeast Quarter of Section 9, Township 3 South, Range 6 West, as shown by Map of the Subdivision of Rancho La Sierra, on file in Book 6, Page 70 of Maps, Records said County, more particularly described as follows:

BEGINNING at a point on the Westerly line of Lot BB per Tract Map No. 32476, as filed in Book 461, Pages 40 through 45, inclusive, of Maps, Records of said County, said point also being the Westerly terminus of the Southerly line of a Multipurpose Recreational Trail Easement as shown on said Tract Map No. 32476;

THENCE along the Southwesterly line of said Lot BB, South 44°31'10" East, a distance of 258.27 feet to a point on the Northerly line of Lot CC as shown on said Tract Map No. 32476;

THENCE along the Westerly line of said Lot CC, South 15°28'10" East, a distance of 153.69 feet to a point on the Southerly line of that certain parcel of land described in Judgment Quieting Title in favor of Charles Leslie Gedney and Ruth R. Gedney vs. Elaine Adda, County of Riverside a body politic and Corporate and State of California, a Corporation sovereign, which judgment was recorded June 7, 1941, in Book 508, Page 102, Official Records of Riverside County, said point being on the Southerly line of the parcel of land per said Grant Deed recorded September 7, 2017 as Document No. 2017-0372706;

THENCE along said Southerly line, South 76°15'15" West, a distance of 26.01 feet;

THENCE North 15°28'10" West, a distance of 146.18 feet;

THENCE North 44°31'10" West, a distance of 259.47 feet;

THENCE North 62°27'54" East, a distance of 27.19 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.244 acres, more or less.

PARCEL B

That portion of that certain parcel of land as described in Grant Deed recorded September 7, 2017 as Document No. 2017-0372706, Official Records of Riverside County, State of California, lying within Southeast Quarter of Section 9, Township 3 South, Range 6 West, as shown by Map of the Subdivision of Rancho La Sierra, on file in Book 6, Page 70 of Maps, Records said County, more particularly described as follows:

BEGINNING at a point on the Westerly line of Lot BB per Tract Map No. 32476, as filed in Book 461, Pages 40 through 45, inclusive, of Maps, Records of said County, said point also being the Westerly terminus of the Southerly line of a Multipurpose Recreational Trail Easement as shown on said Tract Map No. 32476;

THENCE South $62^{\circ}27'54''$ West, a distance of 30.46 feet to the beginning of a non-tangent 73.00 foot radius curve concave Northeasterly, a radial line bears South $06^{\circ}26'39''$ West;

THENCE Northwesterly along the arc of said curve through a central angle of $52^{\circ}57'26''$, a distance of 67.47 feet;

THENCE North $30^{\circ}35'55''$ West, a distance of 40.12 feet to the beginning of a tangent 52.00 foot radius curve concave Southwesterly;

THENCE Northwesterly along the arc of said curve through a central angle of $69^{\circ}56'55''$, a distance of 63.48 feet;

THENCE South $79^{\circ}27'10''$ West, a distance of 29.84 feet to the beginning of a tangent 68.00 foot radius curve concave Northeasterly;

THENCE Northwesterly along the arc of said curve through a central angle of $44^{\circ}29'52''$, a distance of 52.81 feet to the beginning of a reverse 462.00 foot radius curve concave Southwesterly, a radial line bears North $33^{\circ}57'02''$ East;

THENCE Northwesterly along the arc of said curve through a central angle of $04^{\circ}44'51''$, a distance of 38.28 feet to the beginning of a reverse 91.00 foot radius curve concave Northeasterly, a radial line bears South $29^{\circ}12'11''$ West;

THENCE Northwesterly along the arc of said curve through a central angle of $11^{\circ}05'04''$, a distance of 17.61 feet;

THENCE North $49^{\circ}42'45''$ West, a distance of 20.43 feet to the beginning of a tangent 116.00 foot radius curve concave Northeasterly;

THENCE Northwesterly along the arc of said curve through a central angle of $17^{\circ}07'14''$, a distance of 34.66 feet to the beginning of a reverse 24.00 foot radius curve concave Southwesterly, a radial line bears North $57^{\circ}24'29''$ East;

THENCE Northwesterly along the arc of said curve through a central angle of $68^{\circ}19'24''$, a distance of 28.62 feet;

THENCE South $79^{\circ}05'06''$ West, a distance of 62.74 feet to the beginning of a tangent 184.00 foot radius curve concave Southeasterly;

THENCE Southwesterly along the arc of said curve through a central angle of $14^{\circ}27'30''$, a distance of 46.43 feet to the beginning of a reverse 161.00 foot radius curve concave Northwesterly, a radial line bears South $25^{\circ}22'24''$ East;

THENCE Southwesterly along the arc of said curve through a central angle of $13^{\circ}51'20''$, a distance of 38.93 feet to the beginning of a compound 341.00 foot radius curve concave Northerly, a radial line bears South $11^{\circ}31'04''$ East;

THENCE Westerly along the arc of said curve through a central angle of $14^{\circ}24'50''$, a distance of 85.79 feet to the beginning of a reverse 84.00 foot radius curve concave Southerly, a radial line bears North $02^{\circ}53'46''$ East;

THENCE Westerly along the arc of said curve through a central angle of $19^{\circ}03'03''$, a distance of 27.93 feet to the beginning of a compound 184.00 foot radius curve concave Southeasterly, a radial line bears North $16^{\circ}09'17''$ West;

THENCE Southwesterly along the arc of said curve through a central angle of $14^{\circ}34'08''$, a distance of 46.79 feet;

THENCE non-tangent to said curve South $65^{\circ}51'19''$ West, a distance of 89.99 feet to the beginning of a tangent 91.00 foot radius curve concave Northerly;

THENCE Westerly along the arc of said curve through a central angle of $30^{\circ}02'05''$, a distance of 47.70 feet to the beginning of a reverse 184.00 foot radius curve concave Southerly, a radial line bears North $05^{\circ}53'24''$ East;

THENCE Westerly along the arc of said curve through a central angle of $08^{\circ}53'12''$, a distance of 28.54 feet to the beginning of a reverse 76.00 foot radius curve concave Northerly, a radial line bears South $02^{\circ}59'48''$ East;

THENCE Westerly along the arc of said curve through a central angle of $11^{\circ}46'02''$, a distance of 15.61 feet to the beginning of a compound 291.00 foot radius curve concave Northerly, a radial line bears South $08^{\circ}46'14''$ West;

THENCE Westerly along the arc of said curve through a central angle of $04^{\circ}43'38''$, a distance of 24.01 feet to the beginning of a reverse 54.00 foot radius curve concave Southerly, a radial line bears North $13^{\circ}29'52''$ East;

THENCE Westerly along the arc of said curve through a central angle of $19^{\circ}14'28''$, a distance of 18.13 feet;

THENCE South $84^{\circ}15'24''$ West, a distance of 41.44 feet;

THENCE South $86^{\circ}35'02''$ West, a distance of 34.40 feet to a point on the Westerly line of that certain parcel of land described in Judgment Quieting Title in favor of Charles Leslie Gedney and Ruth R. Gedney vs. Elaine Adda, County of Riverside a body politic and Corporate and State of California, a Corporation sovereign, which judgment was recorded June 7, 1941, in Book 508, Page 102, Official Records of Riverside County, said point being on the Westerly line of the parcel of land per said Grant Deed recorded September 7, 2017 as Document No. 2017-0372706, this course is hereinafter referred to as **COURSE "A"**;

THENCE along the Westerly line of the parcel of land described in said Judgment and the Westerly line of said Grant Deed, North $13^{\circ}48'05''$ West, a distance of 26.43 feet to a point on a line parallel with and distant 26.00 feet Northerly, as measured at right angles to said **COURSE "A"**;

THENCE along said parallel line, North $86^{\circ}35'02''$ East, a distance of 38.64 feet;

THENCE North $84^{\circ}15'24''$ East, a distance of 40.91 feet to the beginning of a tangent 80.00 foot radius curve concave Southerly;

THENCE Easterly along the arc of said curve through a central angle of $19^{\circ}14'28''$, a distance of 26.87 feet to the beginning of a reverse 265.00 foot radius curve concave Northerly, a radial line bears South $13^{\circ}29'52''$ West;

THENCE Easterly along the arc of said curve through a central angle of $04^{\circ}43'38''$, a distance of 21.86 feet to the beginning of a compound 50.00 foot radius curve concave Northerly, a radial line bears South $08^{\circ}46'14''$ West;

THENCE Easterly along the arc of said curve through a central angle of $11^{\circ}46'02''$, a distance of 10.27 feet to the beginning of a reverse 210.00 foot radius curve concave Southerly, a radial line bears North $02^{\circ}59'48''$ West;

THENCE Easterly along the arc of said curve through a central angle of $08^{\circ}53'12''$, a distance of 32.57 feet to the beginning of a reverse 65.00 foot radius curve concave Northerly, a radial line bears South $05^{\circ}53'24''$ West;

THENCE Easterly along the arc of said curve through a central angle of $30^{\circ}02'05''$, a distance of 34.07 feet;

THENCE North 65°51'19" East, a distance of 88.54 feet to the beginning of a non-tangent 210.00 foot radius curve concave Southeasterly, a radial line bears North 30°18'09" West;

THENCE Northeasterly along the arc of said curve through a central angle of 14°08'52", a distance of 51.85 feet to the beginning of a compound 110.00 foot radius curve concave Southerly, a radial line bears North 16°09'17" West;

THENCE Easterly along the arc of said curve through a central angle of 19°03'03", a distance of 36.57 feet to the beginning of a reverse 315.00 foot radius curve concave Northerly, a radial line bears South 02°53'46" West;

THENCE Easterly along the arc of said curve through a central angle of 14°24'50", a distance of 79.24 feet to the beginning of a compound 135.00 foot radius curve concave Northwesterly, a radial line bears South 11°31'04" East;

THENCE Northeasterly along the arc of said curve through a central angle of 13°51'20", a distance of 32.65 feet to the beginning of a reverse 210.00 foot radius curve concave Southeasterly, a radial line bears North 25°22'24" West;

THENCE Northeasterly along the arc of said curve through a central angle of 14°27'30", a distance of 52.99 feet;

THENCE North 79°05'06" East, a distance of 62.74 feet to the beginning of a tangent 50.00 foot radius curve concave Southwesterly;

THENCE Southeasterly along the arc of said curve through a central angle of 68°19'24", a distance of 59.62 feet to the beginning of a reverse 90.00 foot radius curve concave Northeasterly, a radial line bears South 57°24'29" West;

THENCE Southeasterly along the arc of said curve through a central angle of 17°07'14", a distance of 26.89 feet;

THENCE South 49°42'45" East, a distance of 20.43 feet to the beginning of a tangent 65.00 foot radius curve concave Northeasterly;

THENCE Southeasterly along the arc of said curve through a central angle of 11°05'04", a distance of 12.58 feet to the beginning of a reverse 488.00 foot radius curve concave Southwesterly, a radial line bears North 29°12'11" East;

THENCE Southeasterly along the arc of said curve through a central angle of 04°44'51", a distance of 40.44 feet to the beginning of a reverse 42.00 foot radius curve concave Northeasterly, a radial line bears South 33°57'02" West;

THENCE Southeasterly along the arc of said curve through a central angle of 44°29'52", a distance of 32.62 feet;

THENCE North 79°27'10" East, a distance of 29.84 feet to the beginning of a tangent 78.00 foot radius curve concave Southwesterly;

THENCE Southeasterly along the arc of said curve through a central angle of 69°56'55", a distance of 95.23 feet;

THENCE South 30°35'55" East, a distance of 40.12 feet to the beginning of a tangent 47.00 foot radius curve concave Northeasterly;

THENCE Southeasterly along the arc of said curve through a central angle of 44°19'36", a distance of 36.36 feet;

THENCE South 74°55'31" East, a distance of 25.62 feet to a point on the Southwesterly line of said Tract Map No. 32476;

THENCE along the said Southwesterly line, South 44°31'10" East, a distance of 8.99 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.609 acres, more or less.

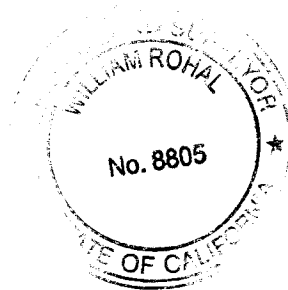
This description was prepared by me or under by direction.



William Rohal L.S. 8805

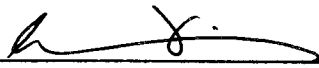
1-30-2018

Date



DESCRIPTION APPROVAL:

BY:

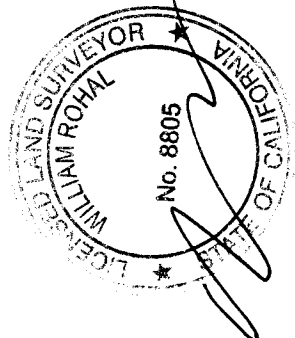
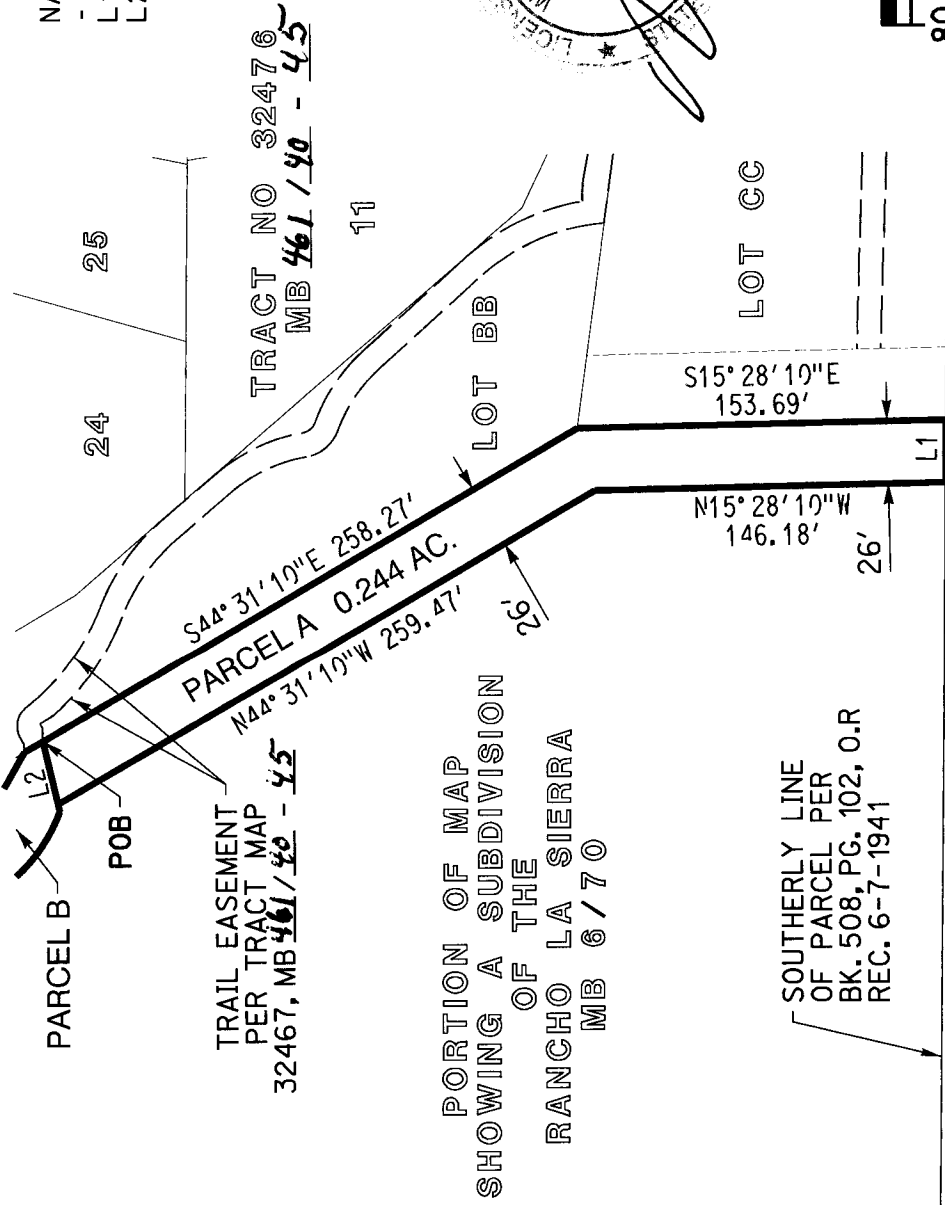


1/31/18
DATE

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

SEE SHEET NO. 2

NAME	DIRECTION	LENGTH
L1	S 76°15'15" W	26.01'
L2	N 62°27'54" E	27.19'



CITY OF RIVERSIDE

SHEET 1 OF 3 D-17473

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

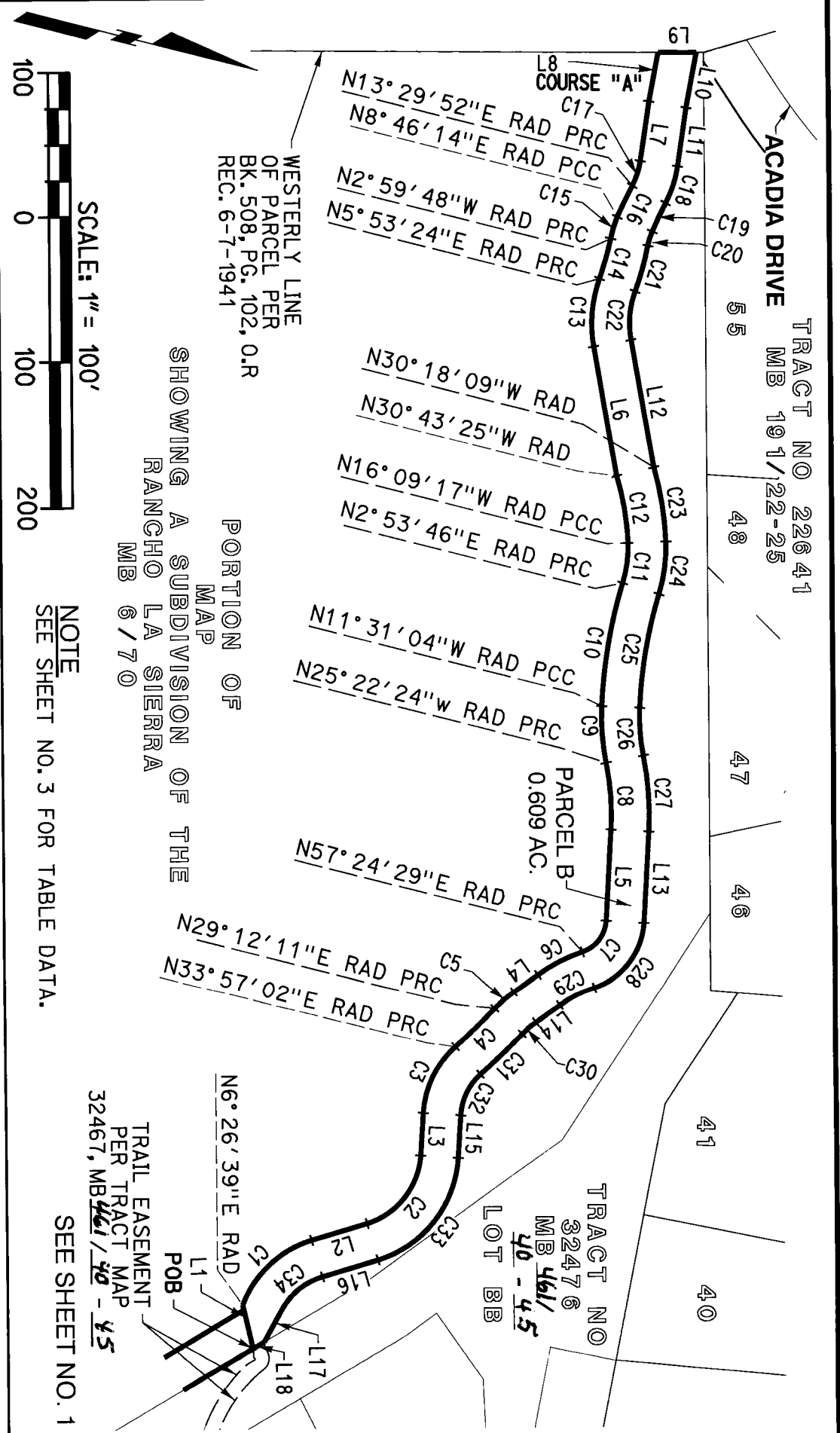


rickengineering.com
San Diego - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

TRAIL EASEMENT

SCALE: 1"=80' DATE: JAN. 11, 2018

TRACT NO 22641
 ACADIA DRIVE MB 191/22-25



SCALE: 1" = 100'

NOTE
 SEE SHEET NO. 3 FOR TABLE DATA.

WESTERLY LINE
 OF PARCEL PER
 BK. 508, PG. 102, O.R.
 REC. 6-7-1941

SHOWING A SUBDIVISION OF THE
 RANCHO LA SIERRA
 MAP 6/70

PORTION OF
 MAP

TRACT NO
 32476
 MB 461/
 40 - 45

TRACT NO
 32467, MB 461/
 40 - 45

TRAIL EASEMENT
 PER TRACT MAP
 32467, MB 461/
 40 - 45

SEE SHEET NO. 1

CITY OF RIVERSIDE

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SHEET 2 OF 3



ENGINEERING COMPANY
 Riverside

1770 IOWA AVENUE - SUITE 100
 RIVERSIDE, CA 92507
 951.782.0707
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TRAIL EASEMENT D-17473

SCALE: 1"=100'

DATE: JAN. 11, 2018

NAME	DIRECTION	LENGTH
L1	S 62°27'54" W	30.46'
L2	N 30°35'55" W	40.12'
L3	S 79°27'10" W	29.84'
L4	N 49°42'45" W	20.43'
L5	S 79°05'06" W	62.74'
L6	S 65°51'19" W	89.99'
L7	S 84°15'24" W	41.44'
L8	S 86°35'02" W	34.40'
L9	N 13°48'05" W	26.43'
L10	N 86°35'02" E	38.64'
L11	N 84°15'24" E	40.91'
L12	N 65°51'19" E	88.54'
L13	N 79°05'06" E	62.74'
L14	N 49°42'45" E	20.43'
L15	S 79°27'10" E	29.84'
L16	S 30°35'55" E	40.12'
L17	S 74°55'31" E	25.62'
L18	S 44°31'10" E	8.99'

NAME	DELTA	RADIUS	ARC
C1	52°57'26"	73.00'	67.47'
C2	69°56'55"	52.00'	63.48'
C3	44°29'52"	68.00'	52.81'
C4	4°44'51"	462.00'	38.28'
C5	11°05'04"	91.00'	17.61'
C6	17°07'14"	116.00'	34.66'

NAME	DELTA	RADIUS	ARC
C7	68°19'24"	24.00'	28.62'
C8	14°27'30"	184.00'	46.43'
C9	13°51'20"	161.00'	38.93'
C10	14°24'50"	341.00'	85.79'
C11	19°03'03"	84.00'	27.93'
C12	14°34'08"	184.00'	46.79'
C13	30°02'05"	91.00'	47.70'
C14	8°53'12"	184.00'	28.54'
C15	11°46'02"	76.00'	15.61'
C16	4°43'38"	291.00'	24.01'
C17	19°14'28"	54.00'	18.13'
C18	19°14'28"	80.00'	26.87'
C19	4°43'38"	265.00'	21.86'
C20	11°46'02"	50.00'	10.27'
C21	8°53'12"	210.00'	32.57'
C22	30°02'05"	65.00'	34.07'
C23	14°08'52"	210.00'	51.85'
C24	19°03'03"	110.00'	36.57'
C25	14°24'50"	315.00'	79.24'
C26	13°51'20"	135.00'	32.65'
C27	14°27'30"	210.00'	52.99'
C28	68°19'24"	50.00'	59.62'
C29	17°07'14"	90.00'	26.89'
C30	11°05'04"	65.00'	12.58'
C31	4°44'51"	488.00'	40.44'
C32	44°29'52"	42.00'	32.62'
C33	69°56'55"	78.00'	95.23'
C34	44°19'36"	47.00'	36.36'

CITY OF RIVERSIDE

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SHEET 3 OF 3



ENGINEERING COMPANY
Riverside

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San Diego - Orange - San Luis Obispo - Bakerfield - Sacramento - Phoenix - Tucson

TRAIL EASEMENT D-17473

SCALE: 1"=100'

DATE: JAN. 11, 2018



LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

Website: www.riversideacr.com

DOCUMENTARY TRANSFER TAX AFFIDAVIT

WARNING

ANY PERSON WHO MAKES ANY MATERIAL MISREPRESENTATION OF FACT FOR THE PURPOSE OF AVOIDING ALL OR ANY PART OF THE DOCUMENTARY TRANSFER TAX IS GUILTY OF A MISDEMEANOR UNDER SECTION 5 OF ORDINANCE 516 OF THE COUNTY OF RIVERSIDE AND IS SUBJECT TO PROSECUTION FOR SUCH OFFENSE.

ASSESSOR'S PARCEL NO. 141 -- 110 --007& 008
Property Address:

I declare that the documentary transfer tax for this transaction is: \$ 0.

If this transaction is exempt from Documentary Transfer Tax, the reason must be identified below.

I CLAIM THAT THIS TRANSACTION IS EXEMPT FROM DOCUMENTARY TRANSFER TAX BECAUSE: (The Sections listed below are taken from the Revenue and Taxation Code. Please check one or explain in "Other".)

- 1. Section 11911. The document is a lease for a term of less than thirty-five (35) years (including options).
2. Section 11911. The easement is not perpetual, permanent, or for life.
3. Section 11921. The instrument was given to secure a debt.
4. [checked] Section 11922. The conveyance is to a governmental entity or political subdivision.
5. Section 11925. The transfer is between individuals and a legal entity, or between legal entities, and does not change the proportional interests held.
6. Section 11926. The instrument is from a trustor to a beneficiary, in lieu of foreclosure, and no additional consideration was paid.
7. Section 11926. The grantee is the foreclosing beneficiary and the consideration paid by the foreclosing beneficiary does not exceed the unpaid debt.
8. Section 11927. The conveyance relates to a dissolution of marriage or legal separation.
9. Section 11930. The conveyance is an inter vivos gift* or a transfer by death.
10. Section 11930. The conveyance is to the grantor's revocable living trust.
11. Other (Include explanation and authority)

*Please be aware that information stated on this document may be given to and used by governmental agencies, including the Internal Revenue Service. Also, certain gifts in excess of the annual Federal gift tax exemption may trigger a Federal Gift Tax. In such cases, the Transferor (donor/grantor) may be required to file Form 709 (Federal Gift Tax Return) with the Internal Revenue Service.

I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Executed this 22nd day of March, 2018 at Ontario, CA
City State

Signature of Affiant

Richard Munkvold
Printed Name of Affiant

FH II, LLC, a CA LLC, dba Frontier Comm
Name of Firm (if applicable)

2151 E Convention Center # 100, Ontario, CA 91764
Address of Affiant

(909)354-8000
Telephone Number of Affiant (including area code)

This form is subject to the California Public Records Act (Government Code 6250 et. seq.)

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