

When recorded mail to:

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

**2018-0268216**

07/03/2018 03:39 PM Fee: \$ 0.00

Page 1 of 5

Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



110

**FREE RECORDING**

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

FOR RECORDER'S OFFICE USE ONLY

Project: WPM 37459, P18-0286  
Por APN's: 213-340-001, 004, and 006  
Location: Lime Street, between Mission Inn Ave  
And Fifth Street

**D- 17484**

**GRANT OF EASEMENT**

**Mission Lakes Owner LLC, a California limited liability company, 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.**

D17484-1

Mission Lakes Owner, LLC,  
A California limited liability company

By: Greenlaw Partners, LLC, a  
California limited liability company  
Its: Manger

By: [Signature]  
Name: Wilbur H. Smith, III  
Title: Principal

Date: 05/30/2018

**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 California

County of Orange

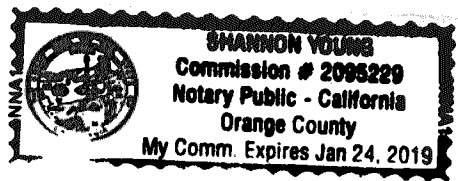
} ss

On May 30, 2018, before me, Shannon Young,  
notary public, personally appeared, Wilbur H. Smith, III

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.



Shannon Young  
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: July 3, 2018

**CITY OF RIVERSIDE**

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

David Welch  
Real Property Services Manager

**EXHIBIT "A"**  
**PUBLIC STREET AND HIGHWAY PURPOSES EASEMENT**  
**LEGAL DESCRIPTION**

**PARCEL A**

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of the Certificate of Compliance (Waiver of Parcel Map PMW-51-801) recorded April 22, 1981 as Instrument No. 72132 of Official Records in the Office of the County Recorder of said county, lying northwesterly of the following described line:

**Commencing** at the centerline intersection of Mission Inn Avenue, shown as 7<sup>th</sup> Street on the Plat of Subdivision of Block 6 Range 3, in the City of Riverside, County of Riverside, State of California, recorded in Book 5, Page 127 of Maps in the office of the County Recorder of said county,(half-width of 49.50 feet) and Lime Street (varies);

Thence North 29°06'44" East per Grant Deed recorded July 31, 1970 as Instrument No. 74828 of Official Records along said centerline of Lime Street, 49.50 feet to the intersection with the prolongation of the southwesterly line of Lot 1 as shown on said Plat;

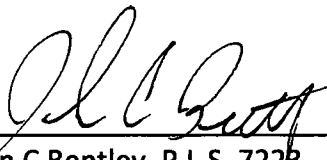
Thence southeasterly along said prolongation of the southwesterly line of said Lot 1, 44.00 feet to the **True Point of Beginning** said point being on a line parallel with and 44.00 feet distant, measured at right angles, southeasterly from said centerline of Lime Street;

Thence northeasterly along said parallel line a distance of 330.76 feet to southwesterly right of way line of 6<sup>th</sup> Street (now vacated), as shown on said plat and the **Terminus** of said line.

**Excepting Therefrom** that portion lying within Lime Street.

Containing an area of 1,243 square feet more or less.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

  
\_\_\_\_\_  
John C Bentley, P.L.S. 7223      5/22/18  
Date



DESCRIPTION APPROVAL:

BY:  6/1/2018

FOR: CURTIS C. STEPHENS, L.S. 751  
CITY SURVEYOR

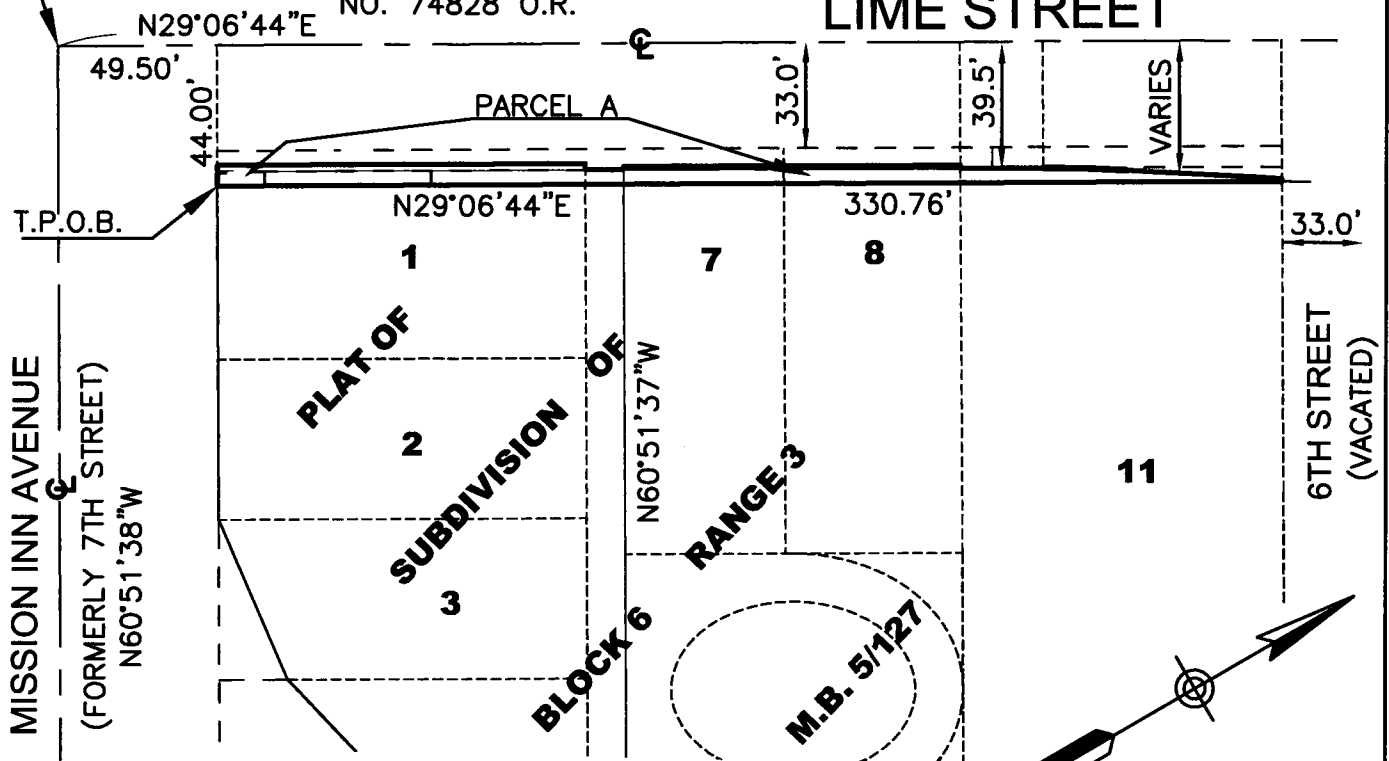
RECEIVED

P.O.C.  
CENTERLINE INTERSECTION  
MISSION INN AVENUE & LIME STREET

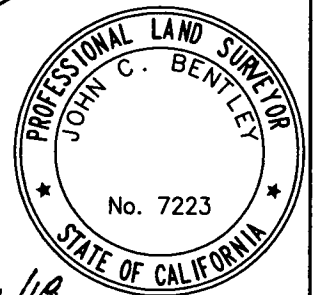
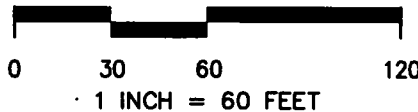
SW'LY COR OF PLAT  
BLOCK 6 RANGE 3  
M.B. 5/127

PER GRANT DEED RECORDED  
JULY 31, 1970 AS INSTR.  
NO. 74828 O.R.

LIME STREET



AREA = 1,243 SQ.FT.  
MORE OR LESS



LEGEND

- PARCEL BOUNDARY
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING

*John C Bentley* 5/22/18  
JOHN C BENTLEY, PLS 7223 / DATE



DAVID EVANS  
AND ASSOCIATES INC.

4141 E INLAND EMPIRE, SUITE 250  
ONTARIO CALIFORNIA 91764  
TEL:(909)481-5750 FAX:(909)481-5757

EXHIBIT

D-17484-5

PUBLIC STREET  
AND  
HIGHWAY PURPOSES

CITY OF RIVERSIDE  
COUNTY OF RIVERSIDE  
STATE OF CALIFORNIA

SHEET NO:	1 OF 1
JOB NO:	SIGR0000001
DRAWN BY:	JCBE
DATE:	04/12/18
SCALE:	1"=60'