

When recorded mail to:

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

FREE RECORDING

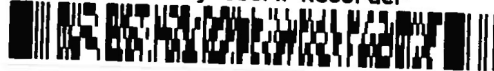
This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

2018-0426320

10/29/2018 03:02 PM Fee: \$ 0.00

Page 1 of 5

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



100

FOR RECORDER'S OFFICE USE ONLY

Project: P17-0747
POR. APN: 257-060-002 & 257-030-042
Address:

D - 17498

GRANT OF EASEMENT

Guthrie-Richter, LLC, a California limited liability company, as his 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 9-19-2018

**Guthrie-Richter, LLC,
a California limited liability company**

By: _____
Print Name: _____
Title: _____

By: [Signature]
Print Name: Jim Guthrie
Title: Managing Member

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 Riverside } ss

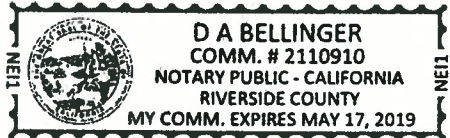
On 9-19-18, before me, DA Bellinger,
notary public, personally appeared, Jim Guthrie

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



**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 10-22-18

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services Manager

Approved as to Form:


By: 
Lauren M. Sanchez
Deputy City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION
RIGHT OF WAY DEDICATION

PORTION A.P.N.: 257-030-042
& 257-060-002

A portion of Lot D of Parcel Map 29161 as filed in Book 195, Pages 20 through 22, inclusive, of Parcel Maps, in the Office of the County Recorder of Riverside County, State of California and a portion of the Southwest Quarter of Section 17, Township 2 South, Range 4 West, San Bernardino Base and Meridian, portion more particularly described as follows:

COMENCING at the Southeast corner of Parcel 4 as shown on Parcel Map 31936 as filed in Book 214, Pages 41 and 42 of Parcel Maps, Records of Riverside County, State of California, said corner being on the Northerly right of way line (33.00 foot half width) of Marlborough Avenue and the Northwesterly right of way line (25.00 foot half width) of said Gage Canal as shown on said Parcel Map, said corner also being the beginning of a 63.00 foot radius curve concave Southwesterly, tangent to said Northerly line of Marlborough Avenue, a radial line bears North 00°03'14" East;

THENCE Southeasterly along the arc of said curve through a central angle of 47°05'02", a distance of 52.50 feet to a point on the Southeasterly right of way line of said Gage Canal, said point being the **TRUE POINT OF BEGINNING**;

THENCE continuing Southwesterly along the arc of said curve through a central angle of 146°12'03", a distance of 160.76 feet to a point on said Southeasterly right of way line, said point being the beginning of a non-tangent 725.00 foot radius curve concave Southeasterly, a radial line bears North 63°51'52" West;

THENCE Northeasterly along said Southeasterly right of way line and the arc of said curve through a central angle of 09°32'19", a distance of 120.70 feet to the **TRUE POINT OF BEGINNING**.

Containing 4,162 square feet, more or less.

This description was prepared by me or under my direction.



William Rohal L.S. 8805

8-1-2018

Date

DESCRIPTION APPROVAL:

BY:



9/11/18

DATE

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



D17498-4

PARCEL B
 CERT. OF COMPLIANCE
 LL-P07-0153
 DOC. NO. 2007-0407 241
 REC. 6-21-2007
 APN 257-030-042

PARCEL MAP 31936
 PM 214/41-42
 PARCEL 4
 APN 257-030-040
 POB S.E. COR.
 PARCEL 4
 PM 214/41-42

PARCEL MAP
 29161
 PM 195/20-22
 LOT D

S.W. 1/4 SEC. 17
 T.2 S., R. 4 W.
 APN 257-060-002

PARCEL 3
 PM 20/15
 APN 257-060-016

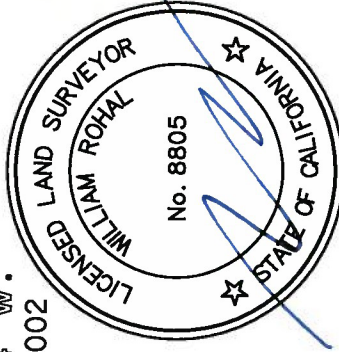
MARLBOROUGH
 AVENUE

N47°48'16"E RAD R=63.00'
 N54°19'33"W RAD R=725.00'

GAGE CANAL
 N5°05'36"W RAD R=775.00'
 N0°03'14"E RAD R=63.00'

4,162
 SQ. FT.

S14°00'19"E RAD R=63.00'
 N63°51'52"W RAD R=725.00'



NAME	DELTA	RADIUS	ARC
C1	47°45'02"	63.00'	52.50'
C2	9°32'19"	725.00'	120.70'
C3	146°12'03"	63.00'	160.76'

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.

SHEET 1 OF 1

1770 IOWA AVENUE - SUITE 100
 RIVERSIDE, CA 92507
 951.782.0707
 (FAX) 951.782.0723



RIGHT OF WAY
 DEDICATION

SCALE: 1"=50'

DATE: JUNE 1, 2018