

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)

**2018-0426319**

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

Page 1 of 5

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



100

FOR RECORDER'S OFFICE USE ONLY

Project: P17-0747  
POR. APN: 257-060-016  
Address: 850 Marlborough Avenue

**D - 17499**

**GRANT OF EASEMENT**

**Malcolm A. Smith, as Trustee of the Smith Family Trust dated December 23, 1987, as amended,** 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.

Date: 9/21/18

**Malcolm A. Smith, as Trustee of the Smith Family Trust dated December 23, 1987, as amended**

*Malcolm A. Smith*  
**Malcolm A. Smith, Trustee**

**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 9-21-18, before me, *D A Bellinger*,  
notary public, personally appeared, *Malcolm A. Smith*

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.

*D A Bellinger*  
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 October 1, 2018

**CITY OF RIVERSIDE**

By:   
\_\_\_\_\_  
David Welch  
Real Property Services Manager

APPROVED AS TO FORM  
BY:   
\_\_\_\_\_  
SR. Deputy City Attorney

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**RIGHT OF WAY DEDICATION**

**PORTION A.P.N.: 257-060-016**

A portion of Parcel 3 of Parcel Map as filed in Book 20, Page 15 of Parcel Maps, in the Office of the County Recorder of Riverside County, State of California, lying within Section 17, Township 2 South, Range 4 West, San Bernardino Base and Meridian, portion more particularly described as follows:

**BEGINNING** at the Northeast corner of said Parcel 3, said corner being on the Southerly 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 Gage Canal as shown on said Parcel Map;

THENCE along the Northerly line of said Parcel 3 and Southerly right of way line of said Marlborough Avenue, North  $89^{\circ}56'46''$  West, a distance of 152.01 feet to a point of cusp with a tangent 269.00 foot radius curve concave Southwesterly;

THENCE Southeasterly along the arc of said curve through a central angle of  $29^{\circ}42'22''$ , a distance of 139.47 feet;

THENCE South  $60^{\circ}14'24''$  East, a distance of 0.19 feet to a point on the Northwesterly right of way line of said Gage Canal, said point being the beginning of a non-tangent 775.00 foot radius curve concave Southeasterly, a radial line bears North  $63^{\circ}48'20''$  West;

THENCE Northeasterly along the Northwesterly right of way line of said Gage Canal and the arc of said curve through a central angle of  $02^{\circ}57'28''$ , a distance of 40.01 feet to the **POINT OF BEGINNING**.

Containing 1,855 square feet, more or less.

This description was prepared by me or under my direction.



William Rohal L.S. 8805

9-1-2018

Date



DESCRIPTION APPROVAL:

BY: 

DATE

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

D17499-4

PARCEL MAP 31936  
 PM 214/41-42  
 PARCEL 4  
 APN 257-030-040

**MARLBOROUGH AVENUE**

N89°56'46"W

N60°50'52"W RAD

POB

L1  
 1,855 SQ. FT.

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

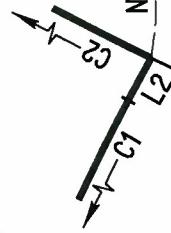
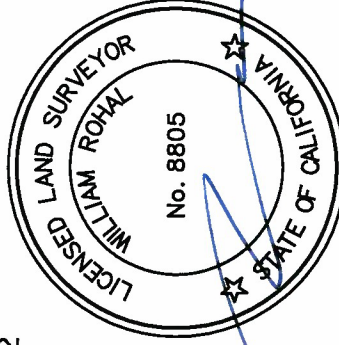
SEE DETAIL "A"

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

PARCEL MAP  
 29161  
 PM 195/20-22  
 LOT D

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

GAGE CANAL



NAME	DIRECTION	LENGTH
L1	N 89°56'46" W	152.01'
L2	S 60°14'24" E	0.19'

NAME	DELTA	RADIUS	ARC
C1	29°42'22"	269.00'	139.47'
C2	2°57'28"	775.00'	40.01'



DETAIL "A"  
 N.T.S.

**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

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

**RIGHT OF WAY  
 DEDICATION**

SCALE: 1"=50'

DATE: JUNE 1, 2018