

When recorded mail to:

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

2019-0085895

03/14/2019 08:56 AM Fee: \$ 0.00

Page 1 of 6

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



FREE RECORDING

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

110

FOR RECORDER'S OFFICE USE ONLY

Project: P19-0021 Lot Merger
APN's: Por. 249-140-018
Location: Rustin Ave & Spruce St.

D- 17520

GRANT OF EASEMENT

BLUE MOUNTAIN ONE, L.P., a California Limited Partnership, 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.

BLUE MOUNTAIN ONE, L.P., a California Limited Partnership

FEB 6, 2019
Dated

Michael P. Burke, Trustee
MICHAEL P. BURKE, Trustee of the Michael P. Burke
and Kathleen M. Burke Trust No. 1 dated October 16, 1985

FEB 6, 2019
Dated

Daniel C. Burke, Trustee
DANIEL C. BURKE, Trustee of the Daniel C. Burke
and Michelle Ann Burke Trust No. 1 dated October 16, 1985

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 FEB. 6th, 2019, before me, AMITA DEJWAN, NOTARY PUBLIC,
notary public, personally appeared, MICHAEL P. BURKE AND
DANIEL C. BURKE

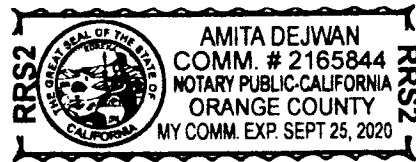
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument 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: March 13, 2019

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services Manager

Approved as to Form:

By: 
Lauren M. Sanchez
Deputy City Attorney

EXHIBIT "A"

GRANT OF EASEMENT FOR STREET PURPOSES

Project: P19-0021
APN: 249-140-018

Legal Description:

THE LAND REFERRED TO HEREIN IS IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE AND WAIVER OF PARCEL MAP RECORDED OCTOBER 22, 1979 AS INSTRUMENT NO. 224524, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THAT PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF SPRUCE STREET, 66.00 FEET WIDE, AND RUSTIN AVENUE, 50.00 FEET WIDE, SAID INTERSECTION ALSO BEING THE SOUTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER;

THENCE NORTH 00°07'30" WEST, ALONG THE CENTERLINE OF SAID RUSTIN AVENUE AND WESTERLY LINE OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, A DISTANCE OF 320.54 FEET;

THENCE NORTH 89°53'05" EAST, A DISTANCE OF 25.00 FEET TO THE EASTERLY LINE OF SAID RUSTIN AVENUE AND THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN SAID CERTIFICATE OF COMPLIANCE FOR WAIVER OF PARCEL MAP AND THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 89°53'05" EAST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 8.00 FEET;

THENCE SOUTH 00°07'30" EAST, PARALLEL AND 33.00 FEET DISTANT THEREFROM THE CENTERLINE OF SAID RUSTIN AVENUE, A DISTANCE OF 253.00 FEET;

THENCE SOUTH 44°53'23" EAST A DISTANCE OF 33.81 FEET TO A POINT THAT IS 44.00 FEET DISTANT THEREFROM THE CENTERLINE OF SPRUCE STREET;

THENCE SOUTH 89°39'15" EAST, PARALLEL AND 44.00 FEET DISTANT THEREFROM THE CENTERLINE OF SPRUCE STREET, A DISTANCE OF 739.04 FEET TO THE WESTERLY LINE OF THE SOUTHERN CALIFORNIA RAILROAD ASSOCIATION RAILROAD;

THENCE SOUTH 31°18'00" EAST, ALONG THE LAST MENTIONED WESTERLY LINE, A DISTANCE OF 12.92 FEET TO THE NORTHERLY LINE OF SAID SPRUCE STREET;

THENCE NORTH 89°39'15" WEST PARALLEL AND 33.00 FEET DISTANT THEREFROM THE CENTERLINE OF SAID SPRUCE STREET, A DISTANCE OF 777.54 FEET TO THE EASTERLY LINE OF RUSTIN AVENUE;

THENCE NORTH 00°07'30" WEST PARALLEL AND 25.00 FEET DISTANT THEREFROM THE CENTERLINE OF SAID RUSTIN AVENUE, A DISTANCE OF 287.74 FEET TO THE **TRUE POINT OF BEGINNING**.

EASEMENT AREA = 11,013 +/- SF

SEE EXHIBIT FOR A PLAT DEPICTING THE ABOVE DESCRIBED PROPERTY.

Prepared By:

GOODMAN & ASSOCIATES


Douglas L. Goodman




RCE 28500

02/08/2019

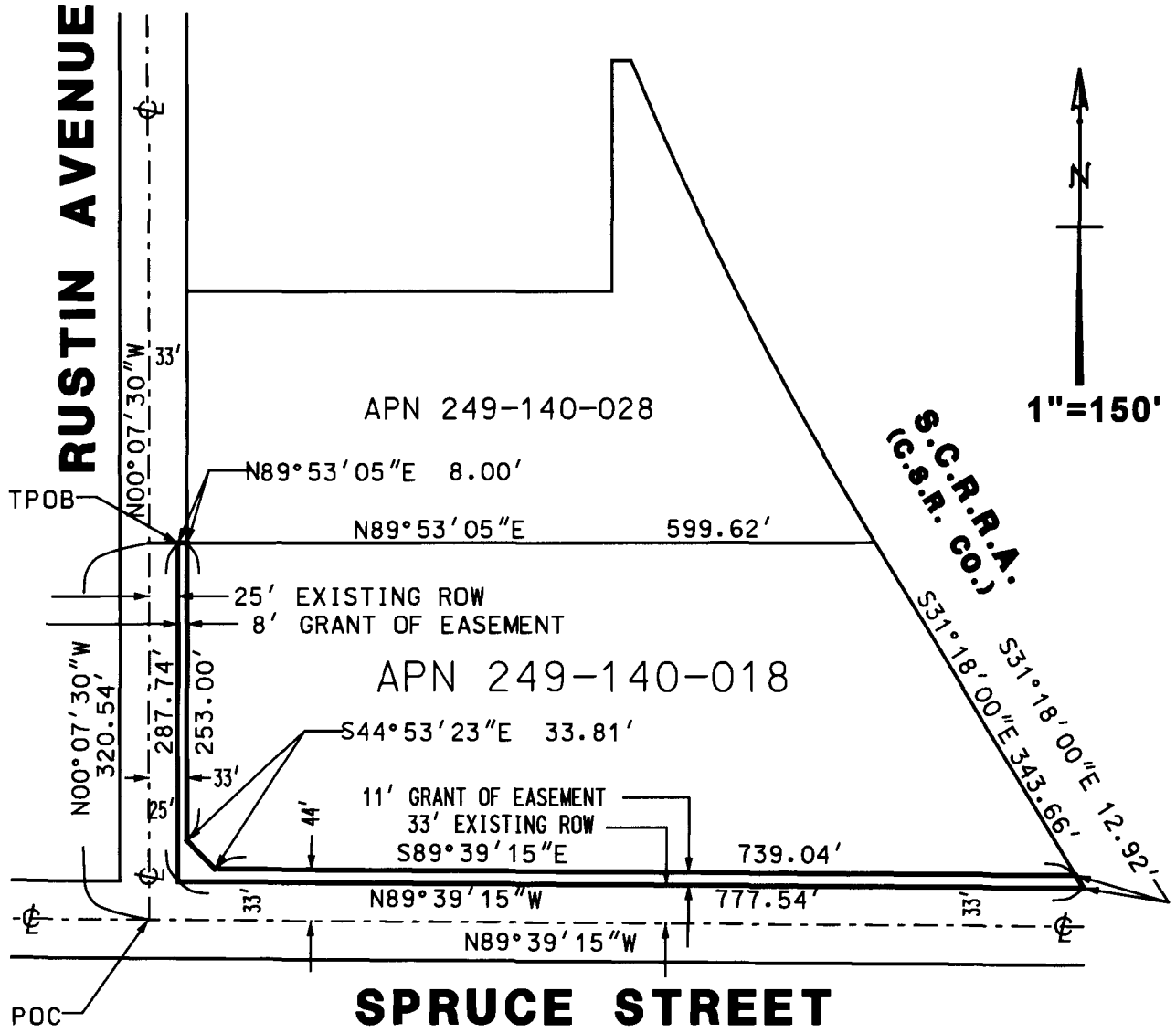
Date

DESCRIPTION APPROVAL:

BY:  2/13/19
DATE

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

EXHIBIT



1"=150'



D. L. Goodman

D17520-6

CITY OF RIVERSIDE
 GRANT OF EASEMENT
 A.P.N. 249-140-018

DATE: 02/08/2019

SCALE: 1"=150'