

When recorded mail to:

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

DOC # 2002-305795

06/06/2002 08:00A Fee:NC

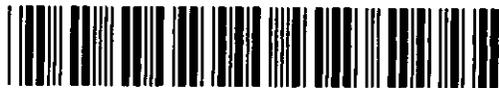
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Recorded in Official Records

County of Riverside

Gary L. Orso

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)

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Project: LL-026-012
Road Easement 1

D - 14920

GRANT OF EASEMENT

William O. Doles and Maxine M. Doles, Trustees under Declaration of Trust dated February 6, 1987, entitled William and Maxine Doles 1987 Trust, as Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, 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 utilities, sewers, drains 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 May 23, 2002

William O. Doles and Maxine M. Doles,
Trustees under Declaration of Trust
dated February 6, 1987, entitled William
and Maxine Doles 1987 Trust

William O. Doles, Trustee
William O. Doles, Trustee

Maxine M. Doles, Trustee
Maxine M. Doles, Trustee

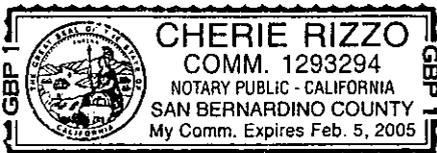
GENERAL ACKNOWLEDGEMENT

State of California
County of San Bernardino -ss

On 5-23-02, before me Cherie Rizzo
(date) (name)

a Notary Public in and for said State, personally appeared
William O. Doles and Maxine M. Doles
Name(s) of Signer(s)

personally known to me - OR - 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.



WITNESS my hand and official seal.

Cherie Rizzo
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)
Title _____
Title _____
- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

- () Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:



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**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, California, a 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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 6/4/02

CITY OF RIVERSIDE

Carol A. Chioldo

Real Property Services Manager
of the City of Riverside

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY *[Signature]*
Deputy City Attorney



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EXHIBIT "A"
LEGAL DESCRIPTION
ROADWAY PURPOSES
CITY OF RIVERSIDE, COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

That portion of Lot "6" of the Martin and Ormand Tract, in the City of Riverside, County of Riverside, State of California as shown by Tract Map recorded in Book 6, Page 84 of Maps, Records of the County of Riverside, State of California, described as follows:

BEGINNING at the Northeasterly corner of that certain parcel of land conveyed to the City of Riverside, and designated as Parcel 7 of Judgment in Eminent Domain recorded June 9, 1965 as Instrument No. 66796 Official Records, of said county;

THENCE South 74° 27' 27" West along the Southeasterly line of said Parcel 7, a distance of 14.47 feet to the Northeast corner of that certain parcel of land conveyed to William O. Doles and Maxine M. Doles, Trustees under Declaration of Trust dated February 6, 1987, by Quitclaim Deed recorded December 31, 1992 as Instrument No. 499577 Official Records, of said county. Said Northeast corner being the beginning of a non-tangent curve concaved to the North and having a radius of 1455.00 feet and a radial bearing of South 09° 12' 20" West. Said curve being concentric and a radial distance Southerly of 55.00 feet to the centerline of Central Avenue as shown on Record of Survey Map, recorded in Book 52, pages 4 through 8 of Records of Survey, Records of said county;

THENCE Westerly and concentric to said centerline along said curve through a central angle of 05° 47' 59" and an arc distance of 147.28 feet to the beginning of a reverse curve, concaved to the South and having a radius of 1045.00 feet and a radial bearing of North 15° 00' 19" East, said reverse curve being concentric and a radial distance of 55.00 feet Southerly to the centerline of said Central Avenue;

THENCE Westerly and concentric to said centerline along said curve through a central angle of 02° 56' 10" and an arc distance of 53.55 feet to the Northwesterly corner of said parcel of land conveyed to William O. Doles and Maxine M. Doles, by Quitclaim Deed recorded December 31, 1992 as Instrument No. 499577 Official Records, of said county. Said Northwest corner also being on the Southwest line of that certain parcel of land conveyed to the City of Riverside designated as Parcel 7 of Judgment in Eminent Domain recorded June 9, 1965 as Instrument No. 66796 Official Records, of said county, said corner being the **TRUE POINT OF BEGINNING** of this Legal Description;

THENCE continuing the aforementioned curve through a central angle of 00° 41' 53" and an arc distance of 12.73 feet to the Southeasterly line of the Gage

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Canal as shown on Record of Survey Map, recorded in Book 52, pages 4 through 8 of Records of Survey, records of said county;

THENCE North 61° 01' 00" East along the Southeasterly line of said Gage Canal a distance of 6.75 feet to the Northwest corner of that certain parcel of land conveyed to the City of Riverside and designated as Parcel 7 of Judgment in Eminent Domain recorded June 9, 1965 as Instrument No. 66796 Official Records, of said county;

THENCE South 48° 14' 04" East along the Southwesterly line of said Parcel 7, a distance of 8.80 feet to the **TRUE POINT OF BEGINNING**.

The property described within this Legal Description consists of 27.88 square feet.

Basis of Bearings

The Basis of Bearings of this Legal Description are based on the centerline of Chicago Avenue as North 18° 11' 40" West as shown on Record of Survey Map, recorded in Book 52, pages 4 through 8 of Records of Survey, records of said county.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THAT ATTACHMENT MADE A PART THEREOF.



J. M. Ward, P.L.S. 7775



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DESCRIPTION APPROVED
3/25/02
[Signature]
SURVEYOR, STATE OF CALIFORNIA

2002-385785
 98.786/2002 681.068
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S01°33'04"W (R)
 S01°33'24"W (R)

Lot 5
 179.80'
 N00°15'29"E 248.90'
 Lot 6

AVENUE

$\Delta=17^{\circ}58'19''$ R=1400.00
 L=439.14 T=221.39

R=1449.00
 $\Delta=7^{\circ}07'45''$
 L=180.30
 $\Delta=7^{\circ}39'16''$ R=1455.00
 L=194.38 T=97.34

Point of Beginning
 Legal Description

N08°41'09"E (R)
 N09°12'20"E (R)

GAGE CANAL
CENTRAL

R=1449.00
 $\Delta=6^{\circ}19'10''$
 L=159.82
 R=1455.00
 $\Delta=5^{\circ}47'59''$
 L=147.28
 N74°27'27"E 131.13
 N74°27'27"E

MARTIN AND ORMAND TRACT
 M.B. 6 Page 84



N11°45'14"E (R)

$\Delta=13^{\circ}03'29''$
 R=1051.00 T=720.29
 L=239.53
 N61°01'00"E
 N48°14'04"W 120.90'
 N61°01'00"E
 219.95'

THE MOST SOUTHERLY
 CORNER PARCEL 7
 PER INST. NO.
 66767, O.R., R.C.

See Sheet 2 of 2
 Detail "A"

CURVE/LINE TABLE

NO.	Δ	R	L	T	BEARING	DISTANCE
A					N61°01'00"E	2.47'
B					N48°14'04"E	8.80'
C	375°05"	1051.00	59.64'	29.83'		
D	256°10"	1045.00	53.55'	26.78'		
E					N74°27'27"E	14.47'
F					N00°15'29"E	6.00'

NOTE: THIS DRAWING DOES NOT REPRESENT A LAND SURVEY.
 ITS ONLY INTENT IS TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

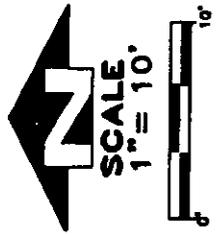
Prepared In The Office Of
LOCKMAN & ASSOCIATES
 Consulting Engineers and Planners
 10281-A Trademark Street
 Rancho Cucamonga CA 91730
 Tel: (909) 944-6988 Fax (909) 948-8508

Exhibit "B"
 Grant Deed - Roadway Purposes
 City of Riverside, County of Riverside

Job No.
 01-3584
 Sheet 1
 Of 2

14920⁶

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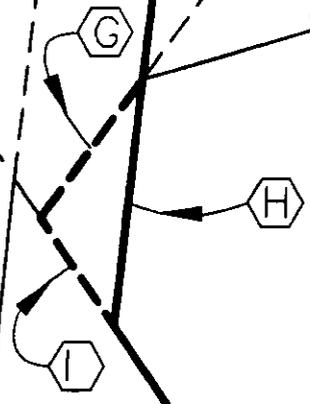
CENTRAL AVENUE

Lot 6

N48°14'04"W

TPOB

MARTIN AND ORMAND TRACT
 M.B. 6 Page 84



Detail "A"

Scale: 1" = 10'

CURVE/LINE TABLE

No.	Δ	R	L	T	BEARING	DISTANCE
G					N48°14'04"W	8.80'
H	0°41'53"	1045.00	12.73'	6.37		
I					N61°01'00"E	6.75'

NOTE: THIS DRAWING DOES NOT REPRESENT A LAND SURVEY. ITS ONLY INTENT IS TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

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Exhibit "B"
 Grant Deed - Roadway Purposes
 City of Riverside, County of Riverside

Job No.
 01-3584
 Sheet 2
 Of 2

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 14970