

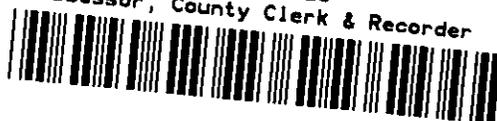
When recorded mail to:

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

DOC # 2004-0144131
03/02/2004 08:00A Fee:NC

Page 1 of 5
Recorded in Official Records
County of Riverside

Gary L. Orso
Assessor, County Clerk & Recorder



5

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: P03-1378 LLA

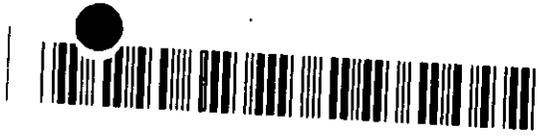
A.P.N. 189-043-026, 027 & 028

D - 15290

GRANT OF EASEMENT



MICHAEL A. BROWN and ELAINE L. BROWN, Trustees of the BROWN FAMILY TRUST, dated September 25, 2002, as to an undivided one-half interest, and MARK COATE, an unmarried man, as to an undivided one-half interest, 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 1-29-04

MICHAEL A. BROWN and ELAINE L. BROWN, Trustees of the BROWN FAMILY TRUST, dated September 25, 2002

Michael A Brown
MICHAEL A. BROWN, Trustee

Elaine L Brown
ELAINE L. BROWN, Trustee

Mark Coate
MARK COATE

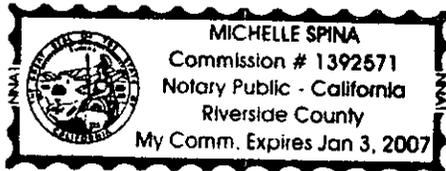
GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside } ss

On 1-29-04, before me Michelle Spina
(date) (name)

a Notary Public in and for said State, personally appeared
Michael A. Brown, Elaine L. Brown & Mark Coate
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.

[Signature]
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:



2004-0144131
03/02/2004 08:00A
3 of 5

**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. 20534 of said City Council adopted September 23, 2003, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 2/9/04

CITY OF RIVERSIDE

By *Mel Martinez*

Administrative Services Manager

P03-1378 - JASMINE & COLUMBUS.DOC

APPROVED AS TO FORMS
CITY ATTORNEY'S OFFICE

By *Scott Frank*
Deputy City Attorney



2004-04131
03/02/2004 8:00A
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EXHIBIT "A"

DEDICATION

Being a portion of Lot 21 in Block 18, Tract No. 3 in Riverview Addition, as shown by map on file in Book 7 of Maps at Page 5 thereof, records of Riverside County, California, described as follows:

BEGINNING at the most Southeasterly corner of said Lot 21, said point also being on the Northwesternly line of the 15.00 foot alley, as shown on said Tract No. 3, Riverview Addition;

THENCE North 89°52'54" West along the South line of said Lot 21, a distance of 2.50 feet;

THENCE North 00°07'06" East and parallel with the Easterly line of said Lot 21, a distance of 15.00 feet to the beginning of a curve, concave Southeasterly, having a radius of 52.50 feet;

THENCE Northerly and Northeasterly along said curve, through a central angle of 35°55'36", an arc distance of 32.92 feet to a point on the Easterly line of said Lot 21, to which point a radial line bears North 53°57'18" West;

THENCE South 00°07'06" West along said East line, a distance of 4.49 feet to a point on a curve, concave Southeasterly, having a radius of 50.00 feet, to which point a radial line bears North 58°07'17" West;

THENCE Southwesterly along said curve being the Easterly line of said Lot 21 and the Northwesternly line of the alley as shown on said map, through a central angle of 31°45'37", an arc distance of 27.72 feet;

THENCE South 00°07'06" West continuing along the Easterly line of said Lot 21 and the Northwesternly line of said alley, a distance of 15.00 feet to the **POINT OF BEGINNING**.

Containing 113 square feet, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B"

Prepared under the Supervision of:

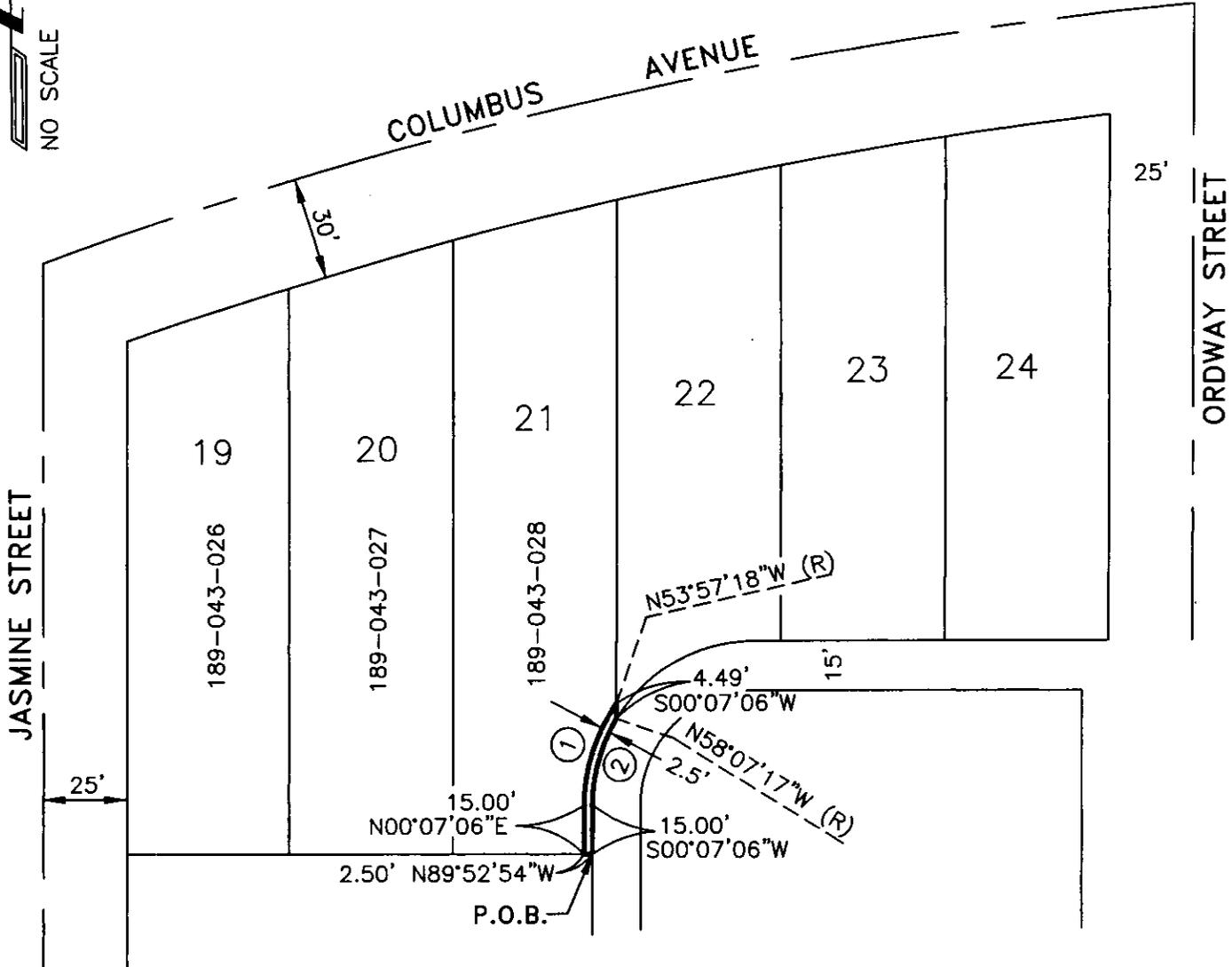
Allen W. Martin, PLS 5306, Expires 12-31-05



DESCRIPTION APPROVAL 1, 27, 04
 by _____
SURVEYOR, CITY OF RIVERSIDE



0144131
 03/1 304 00 00R
 of 5



BLOCK 18
 M.B. 7/5
 TRACT NO. 3
 RIVERVIEW ADDITION

CURVE DATA:

- ① $\Delta = 35^{\circ}55'36''$ R=52.50' L=32.92'
- ② $\Delta = 31^{\circ}45'37''$ R=50.00' L=27.72'



Sheet: 1 OF 1

Date: JANUARY 2004

W.O. 21183

EXHIBIT "B"

Southland Engineering
 2200 BUSINESS WAY, Ste. 100
 RIVERSIDE, CA 92501
 (909) 788-8488

36-5