

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)

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FOR RECORDER'S OFFICE USE ONLY

Project: Grove Community Drive  
APN: 284-140-002

D- 15314

**GRANT OF EASEMENT**

GROVE COMMUNITY CHURCH, a California Corporation, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does 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 12-24-03

GROVE COMMUNITY CHURCH, a  
California Corporation

By: Tom Lance

Title: Sr. Pastor  
President

By: Robert Ellis

By: David E Johnston

Title: TREASURER

Title: SECRETARY

**GENERAL ACKNOWLEDGEMENT**

State of California  
County of RIVERSIDE } ss

On DECEMBER 24, 2003 before me MAURICE EDWARD DAVY JR.  
(date) (name)

a Notary Public in and for said State, personally appeared  
ROBERT ELLIS, TOM LANCE AND DAVID E. JOHNSTON  
TREASURER PRESIDENT SECRETARY  
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
- (X) Corporate Officer(s)  
Title President  
Title Treasurer  
Secretary
- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- ( ) Other
- ( ) Partner(s)
- ( ) General
- ( ) Limited

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



**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 4/6/04

**CITY OF RIVERSIDE**

BY *Michael Gutierrez*

Administrative Services Manager

**APPROVED AS TO FORM  
CITY ATTORNEYS OFFICE**

BY *Just Smith*  
Deputy City Attorney



2004-0264665  
04/13/2004 08:00A  
4 of 5

GROVE COMMUNITY DRIVE  
TRACT 30508-1

THAT PORTION OF LOT 3 IN BLOCK 25 AS SHOWN BY MAP OF ALESSANDRO TRACT ON FILE IN BOOK 6 PAGE 13 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF TRACT NO. 21709-2 AS SHOWN BY MAP ON FILE IN BOOK 279 PAGES 28 THROUGH 31, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID CORNER BEING THE INTERSECTION OF THE NORTHERLY LINE OF GROVE COMMUNITY DRIVE (FORMERLY SIEGAL AVENUE) WITH THE EASTERLY LINE OF TRAUTWEIN ROAD;

THENCE N72°55'39"E, ALONG SAID NORTHERLY LINE OF GROVE COMMUNITY DRIVE, A DISTANCE OF 556.00 FEET;

THENCE N17°04'21"W A DISTANCE OF 23.00 FEET, TO A POINT ON A LINE PARALLEL WITH AND LYING 23.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SAID NORTHERLY LINE OF GROVE COMMUNITY DRIVE;

THENCE S72°55'39"W, ALONG SAID PARALLEL LINE, A DISTANCE OF 245.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVED NORTHERLY AND HAVING A RADIUS OF 129.00 FEET;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°19'55" AN ARC LENGTH OF 32.27 FEET;

THENCE N87°15'34"E A DISTANCE OF 21.35 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVED SOUTHERLY AND HAVING A RADIUS OF 151.00 FEET;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°19'55" AN ARC LENGTH OF 37.77 FEET TO A POINT ON A LINE PARALLEL WITH AND LYING 37.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SAID NORTHERLY LINE OF GROVE COMMUNITY DRIVE;

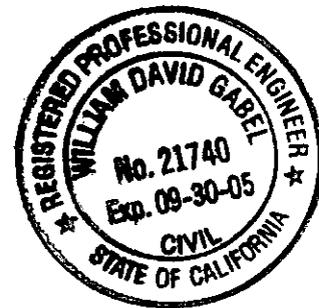
THENCE S72°55'39"W, ALONG SAID PARALLEL LINE, A DISTANCE OF 200.00 FEET;

THENCE N58°15'30"W A DISTANCE OF 31.89 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF TRAUTWEIN ROAD AS SHOWN BY SAID MAP;

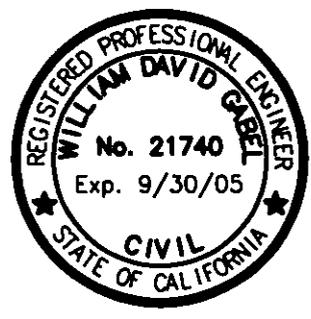
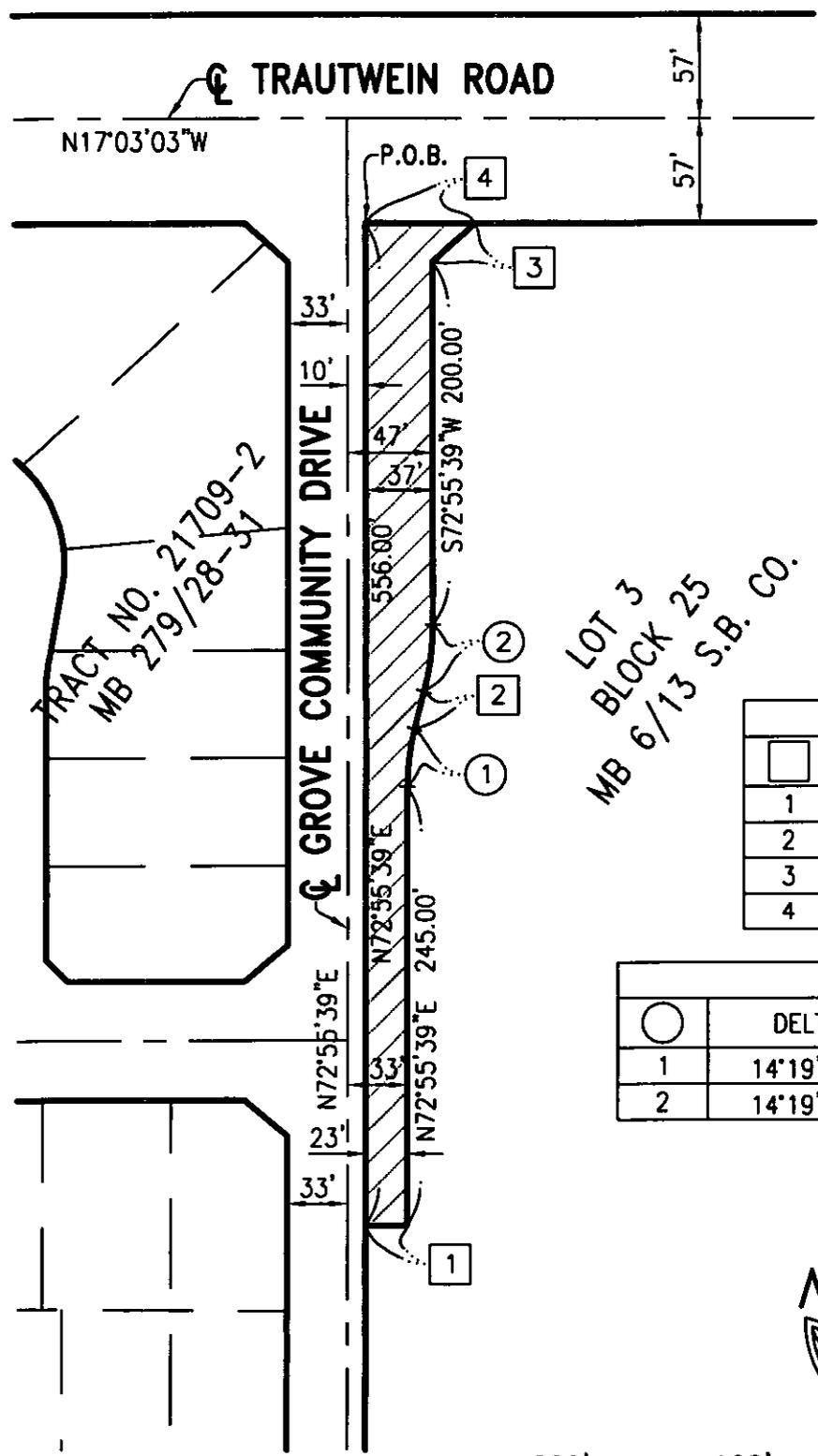
THENCE S17°04'21"E, ALONG SAID EASTERLY LINE, A DISTANCE OF 61.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.39 ACRES, MORE OR LESS.

*[Signature]*  
12.22.03



2004-0204665  
04/13/2004 08:00A  
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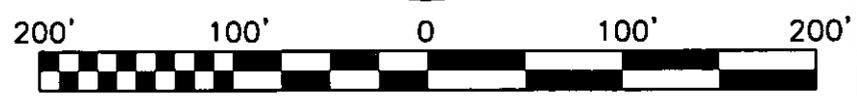


LOT 3  
BLOCK 25  
MB 6/13 S.B. CO.

COURSE DATA

LINE TABLE		
	BEARING	LENGTH
1	N17°04'21\"W	23.00'
2	N87°15'34\"E	21.35'
3	N58°15'30\"W	31.89'
4	S17°03'03\"E	61.00'

CURVE TABLE				
○	DELTA	R	L	T
1	14°19'55\"	129.00'	32.27'	16.22'
2	14°19'55\"	151.00'	37.77'	18.98'



87-5

CITY OF RIVERSIDE, CALIFORNIA

OFFER OF DEDICATION  
GROVE COMMUNITY DRIVE - TRACT 30508-1



GABEL, COOK & BECKLUND

CIVIL ENGINEERS LAND SURVEYORS  
LAND PLANNERS  
125 West La Codena Drive, Suite A, Riverside, CA 92501  
Telephone (909) 788-8092 Facsimile (909) 788-5184

DATE: NOV. 2003

SCALE: 1"=100'

PLAT-RW-STREET.DWG

W.O. 1842

SHT 1 OF 1 SHT

15314