

When recorded mail to:

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

DOC # 2004-0654873

08/19/2004 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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FOR RECORDER'S OFFICE USE ONLY

Project: LLA P04-0359
APN: 238-050-005, & -006
Address: Irving and Firethorn

D - 15370



GRANT OF EASEMENT

CHRISTIAN E. SINGLETARY and RU ANNA SINGLETARY, husband and wife as joint tenants, 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 7/7/04

CHRISTIAN E. SINGLETARY

RU ANNA SINGLETARY

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

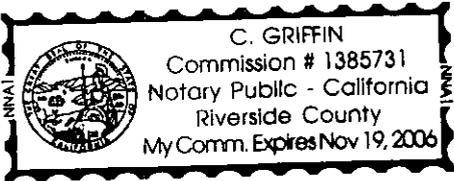
On Jul 7, 04 (date), before me C. Griffin (name)

a Notary Public in and for said State, personally appeared Christian E. Singleton & Lu Anna Singleton 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.

C. Griffin
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, 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 8-17-04

CITY OF RIVERSIDE
BY [Signature]
General Services Director

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY [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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EXHIBIT "A"

**LEGAL DESCRIPTION
IRVINE AND MONROE STREET**

A portion of Lots 25 through 28 inclusive, of Windsor Heights, as shown by map on file in Book 12, Pages 8, 9 and 10 of Maps, Records of Riverside County, California, located in the City of Riverside, County of Riverside, California.

Beginning at the northwest corner of said Lot 28 and the southwesterly right of way line of Irving Street;

Thence, South 34°14'00" East, along the Northerly line of said Lot 28 and Southwesterly line of Irving Street, 120.83 feet to the TRUE POINT OF BEGINNING:

Thence, South 34°14'00" East, continuing along said northerly line of Lot 28 and southerly line of Irving Street, a distance of 102.80 feet to an angle point as shown on said map;

Thence, South 74°35'00" East, continuing along said northerly line of Lot 28 and southerly line of Irving Street, a distance of 151.64 feet to an angle point as shown on said map;

Thence, South 84°09'00" East, continuing along said northerly line of Lot 28 and southerly line of Irving Street, a distance of 166.62 feet to an angle point as shown on said map;

Thence, North 84°29'00" East, continuing along said northerly line of Lot 28 and southerly line of Irving Street, a distance of 189.87 feet to the beginning of a tangent curve to the right as shown on said map;

Thence, Southeasterly, continuing along said northerly line of Lot 28 and southerly line of Irving Street, having a radius of 20.00 feet and a central angle of 43°59'00", a distance of 15.35 feet;

Thence, South 51°32'00" East, continuing along said northeasterly line of Lot 28 and southwesterly line of Monroe Street, a distance of 129.32 feet to the beginning of a tangent curve to the left as shown on said map;

Thence, Southeasterly, continuing along said northeasterly line of Lot 28 and southwesterly line of Monroe Street, having a radius of 1020.00 feet and a central angle of 05°13'00", a distance of 92.87 feet;

Thence, South 56°45'00" East, continuing along said northeasterly line of Lot 28 and southwesterly line of Monroe Street, a distance of 58.67 feet to the beginning of a tangent curve to the right as shown on said map;



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Thence, Southeasterly, continuing along said northeasterly line of Lot 28 and southwesterly line of Monroe Street, having a radius of 80.00 feet and a central angle of $45^{\circ}50'00''$, a distance of 64.00 feet;

Thence, South $10^{\circ}55'00''$ East, continuing along said easterly line of Lots 27 and 28, and southwesterly line of Monroe Street, a distance of 195.85 feet to the beginning of a tangent curve to the right as shown on said map;

Thence, Southeasterly, continuing along said easterly line of Lot 27 and westerly line of Monroe Street, having a radius of 280.00 feet and a central angle of $22^{\circ}46'00''$, a distance of 111.26 feet;

Thence, South $11^{\circ}51'00''$ West, continuing along said easterly line of Lot 27 and westerly line of Monroe Street, a distance of 96.06 feet to the beginning of a tangent curve to the left as shown on said map;

Thence, Southwesterly, continuing along said easterly line of Lot 27 and westerly line of Monroe Street, having a radius of 320.00 feet and a central angle of $19^{\circ}10'00''$, a distance of 107.05 feet;

Thence, South $07^{\circ}19'00''$ East, continuing along said easterly line of Lots 25 and 26, and westerly line of Monroe Street, a distance of 141.92 feet to the beginning of a tangent curve to the left as shown on said map;

Thence, Southwesterly, continuing along said easterly line of Lot 26 and westerly line of Monroe Street, having a radius of 230.00 feet and a central angle of $29^{\circ}46'00''$, a distance of 119.49 feet;

Thence, South $22^{\circ}27'00''$ West, continuing along said easterly line of Lot 26, and westerly line of Monroe Street, a distance of 55.87 feet to the beginning of a tangent curve to the left as shown on said map;

Thence, Southwesterly, continuing along said easterly line of Lot 26 and westerly line of Monroe Street, having a radius of 73.05 feet and a central angle of $00^{\circ}07'54''$, a distance of 0.17 feet to the southeast corner of said lot 26;

Thence, South $89^{\circ}42'50''$ West, along the southerly line of Lot 26, a distance of 13.90 feet to a point 13.00 feet westerly, measured perpendicular to the westerly line of said Monroe Street and the beginning of a non-tangent curve to the right, from which a radial line bears S $71^{\circ}14'31''$ East to its center;

Thence, Northeasterly, parallel with and 13.00 feet westerly, measured perpendicular to the westerly line of said Monroe Street and along said curve, having a radius of 86.05 feet and a central angle of $03^{\circ}41'31''$, a distance of 5.54 feet;

Thence, North $22^{\circ}27'00''$ East, parallel with and 13.00 feet westerly, measured perpendicular to the westerly line of said Monroe Street, a distance of 55.87 feet to the beginning of a tangent curve to the left;



Thence, Northeasterly, parallel with and 13.00 feet westerly, measured perpendicular to the westerly line of said Monroe Street and along said curve, having a radius of 217.00 feet and a central angle of $29^{\circ}46'00''$, a distance of 112.74 feet;

Thence, North $07^{\circ}19'00''$ West, parallel with and 13.00 feet westerly, measured perpendicular to the westerly line of said Monroe Street, a distance of 141.92 feet to the beginning of a tangent curve to the right;

Thence, Northeasterly, parallel with and 13.00 feet westerly, measured perpendicular to the westerly line of said Monroe Street and along said curve, having a radius of 333.00 feet and a central angle of $19^{\circ}10'00''$, a distance of 111.40 feet;

Thence, North $11^{\circ}51'00''$ East, parallel with and 13.00 feet westerly, measured perpendicular to the westerly line of said Monroe Street, a distance of 96.06 feet to the beginning of a tangent curve to the left;

Thence, Northeasterly, parallel with and 13.00 feet westerly, measured perpendicular to the westerly line of said Monroe Street and along said curve, having a radius of 267.00 feet and a central angle of $22^{\circ}46'00''$, a distance of 106.09 feet;

Thence, North $10^{\circ}55'00''$ West, parallel with and 13.00 feet westerly, measured perpendicular to the westerly line of said Monroe Street, a distance of 195.85 feet to the beginning of a tangent curve to the left;

Thence, Northwesterly, parallel with and 13.00 feet westerly, measured perpendicular to the westerly line of said Monroe Street and along said curve, having a radius of 67.00 feet and a central angle of $45^{\circ}50'00''$, a distance of 53.60 feet;

Thence, North $56^{\circ}45'00''$ West, parallel with and 13.00 feet westerly, measured perpendicular to the westerly line of said Monroe Street, a distance of 58.67 feet to the beginning of a tangent curve to the right;

Thence, Northwesterly, parallel with and 13.00 feet westerly, measured perpendicular to the southwesterly line of said Monroe Street and along said curve, having a radius of 1033.00 feet and a central angle of $05^{\circ}13'00''$, a distance of 94.05 feet;

Thence, North $51^{\circ}32'00''$ West, parallel with and 13.00 feet southwesterly, measured perpendicular to the southwesterly line of said Monroe Street, a distance of 107.81 feet to the beginning of a tangent curve to the left;

Thence, Northwesterly, along said curve, having a radius of 25.00 feet and a central angle of $43^{\circ}08'14''$, a distance of 18.82 feet;

Thence, South $85^{\circ}19'46''$ West, a distance of 171.25 feet to the beginning of a tangent curve to the right;

Thence, Northwesterly, along said curve, having a radius of 240.00 feet and a central angle of $11^{\circ}21'07''$, a distance of 47.55 feet;



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Thence, North 83°19'07" West, a distance of 163.52 feet to the beginning of a tangent curve to the right;

Thence, Northwesterly, along said curve, having a radius of 240.00 feet and a central angle of 49°05'07", a distance of 205.61 feet to a point 13.00 feet southwesterly, measured perpendicular to the southwesterly line of said Irving Street;

Thence, North 34°14'00" West, parallel with and 13.00 feet southwesterly, measured perpendicular to the southwesterly line of said Irving Street, a distance of 38.02 feet;

Thence, North 54°37'00" East, a distance of 10.00 feet to the point of beginning and containing 0.60 acres of land.



Edy Powell Adrison
6-21-04

DESCRIPTION APPROVAL

[Signature] 6/23/04

SURVEYOR, CITY OF RIVERSIDE

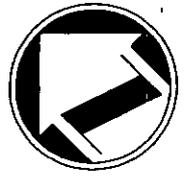




EXHIBIT "B"

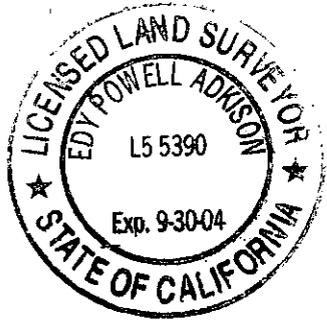
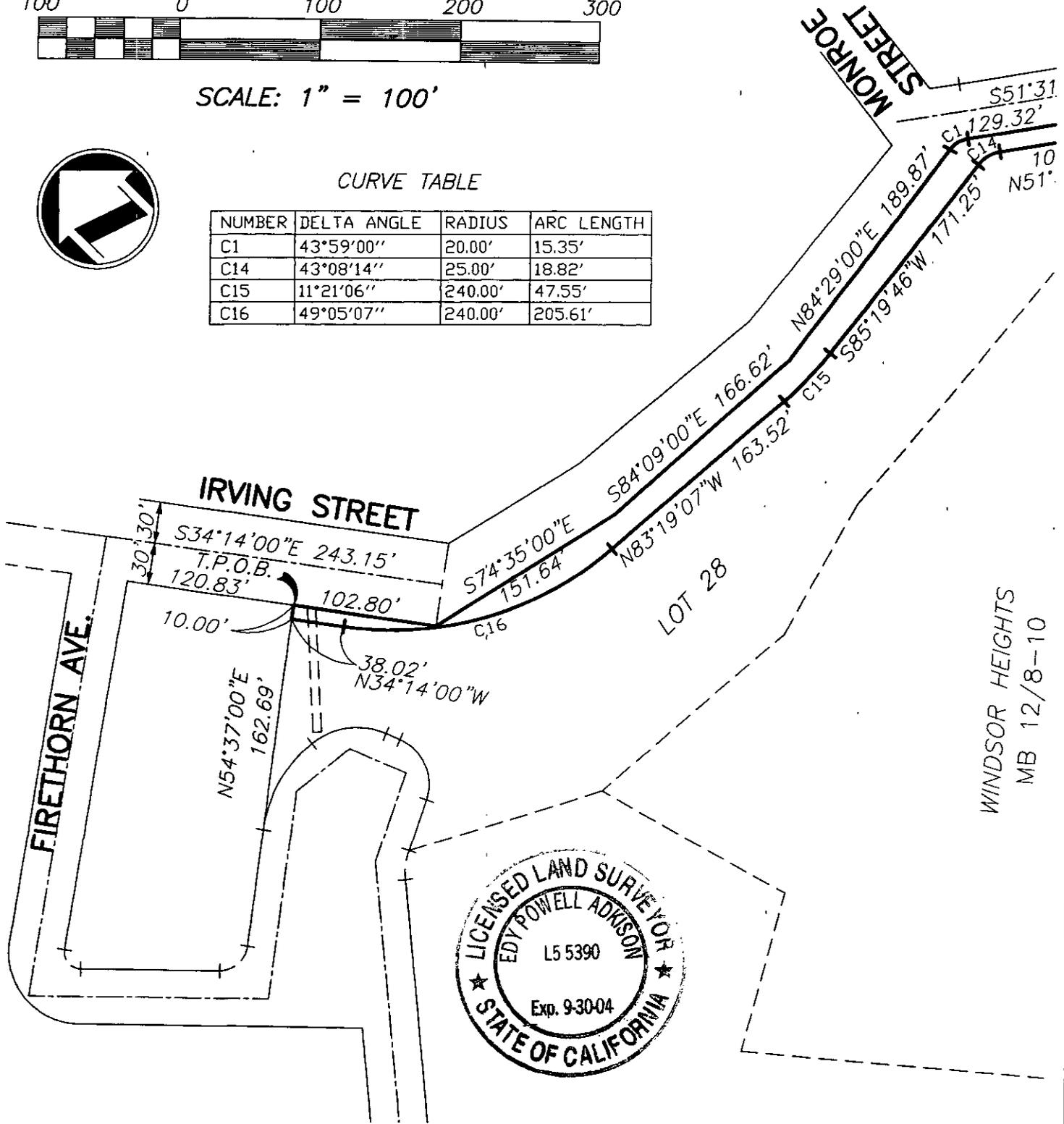


SCALE: 1" = 100'



CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	43°59'00"	20.00'	15.35'
C14	43°08'14"	25.00'	18.82'
C15	11°21'06"	240.00'	47.55'
C16	49°05'07"	240.00'	205.61'



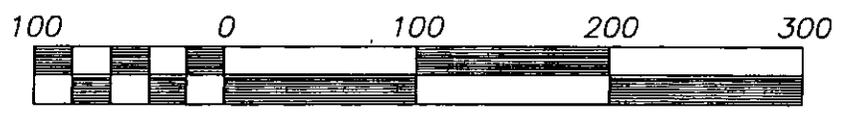
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ENGINEERS
 CIVIL ENGINEERING • SURVEYING • PLANNING
 6820 AIRPORT DRIVE, RIVERSIDE, CA 92504
 TEL: (909) 688-0241 • FAX: (909) 688-0599

SCALE: 1"=100' JOB NO. 6459
 APPROVED BY:

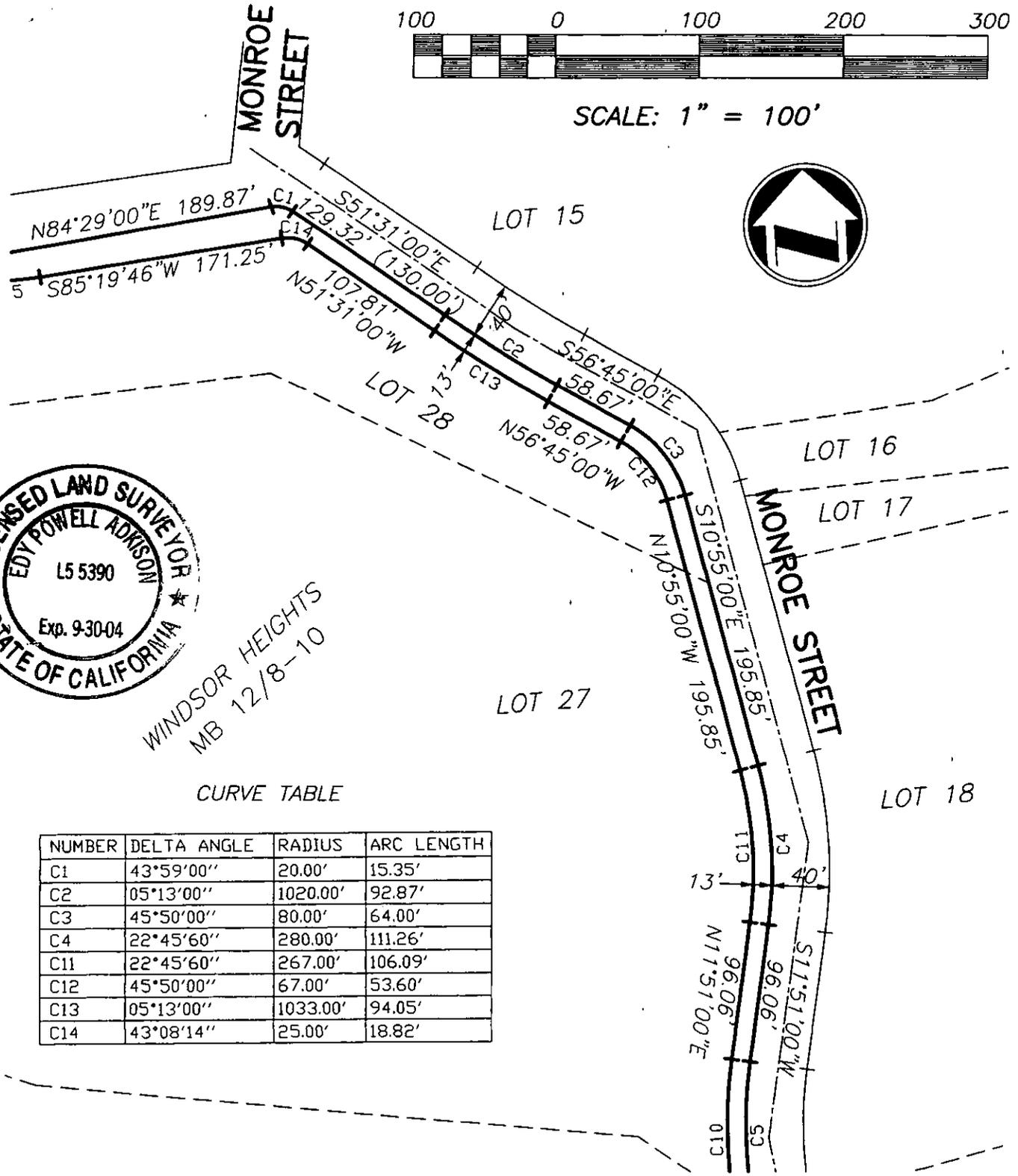
 EDY P. ADKISON L.S. 5390

DATE: 06/04 CLIENT: WILLIAM AUSTIN CO.
STREET DEDICATION
PORTION OF LOTS 25-28,
WINDSOR HEIGHTS

EXHIBIT "B"



SCALE: 1" = 100'



WINDSOR HEIGHTS
MB 12/8-10

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	43°59'00"	20.00'	15.35'
C2	05°13'00"	1020.00'	92.87'
C3	45°50'00"	80.00'	64.00'
C4	22°45'60"	280.00'	111.26'
C11	22°45'60"	267.00'	106.09'
C12	45°50'00"	67.00'	53.60'
C13	05°13'00"	1033.00'	94.05'
C14	43°08'14"	25.00'	18.82'

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 TEL: (909) 688-0241 • FAX: (909) 688-0599

SCALE: 1"=100' JOB NO. 6459

DATE: 06/04 CLIENT: WILLIAM AUSTIN CO.

APPROVED BY:

EDY P. ADKISON L.S. 5390

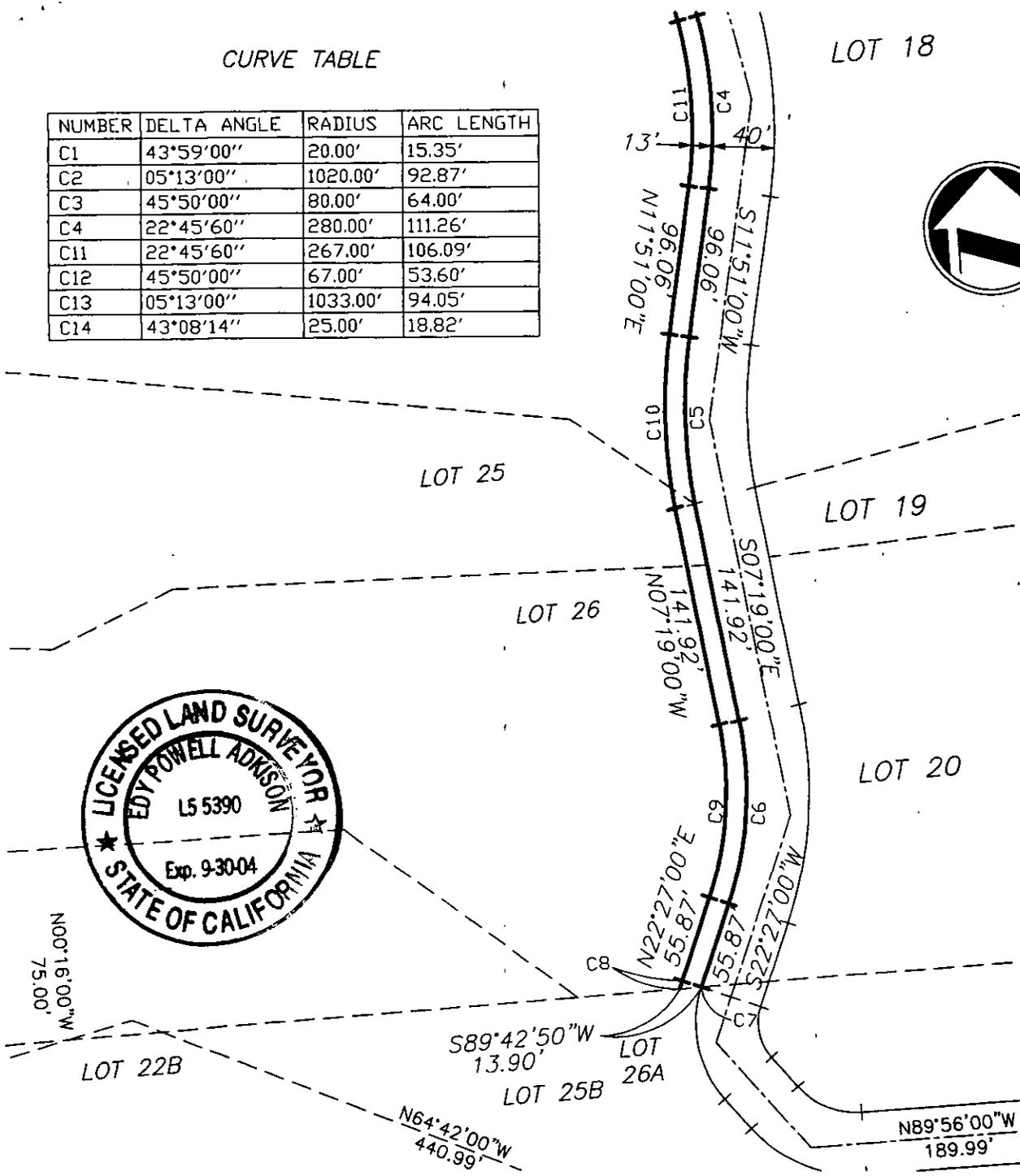
IRVING STREET DEDICATION
 PORTION OF LOT 28,
 WINDSOR HEIGHTS

EXHIBIT "B"

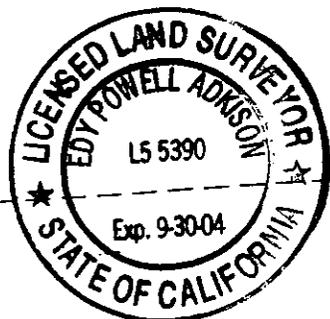
CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	43°59'00"	20.00'	15.35'
C2	05°13'00"	1020.00'	92.87'
C3	45°50'00"	80.00'	64.00'
C4	22°45'60"	280.00'	111.26'
C11	22°45'60"	267.00'	106.09'
C12	45°50'00"	67.00'	53.60'
C13	05°13'00"	1033.00'	94.05'
C14	43°08'14"	25.00'	18.82'

LOT 18



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SCALE: 1" = 100'

98-1

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TEL: (909) 688-0241 • FAX: (909) 688-0599

SCALE: 1"=100' JOB NO. 6459
APPROVED BY:

EDY P. ADKISON L.S. 5390

DATE: 06/04 CLIENT: WILLIAM AUSTIN CO.
**IRVING STREET DEDICATION
PORTION OF LOT 28,
WINDSOR HEIGHTS**