

**RECEIVED**

DOC # 2005-0950993

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

DEC 1 2005

CITY OF RIVERSIDE  
CITY CLERK'S OFFICE

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: Ambs Drive Street Improvements  
A.P.N. 141-250-034

**D - 15595**



GRANT OF EASEMENT

**ROGER W. MARRON and MILDRED I. MARRON, Trustees of The MARRON FAMILY TRUST, dated November 28, 1994,** 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 SEPT 26, 2005

**ROGER W. MARRON and MILDRED I. MARRON, Trustees of The MARRON FAMILY TRUST, dated November 28, 1994**

*Roger W. Marron*  
\_\_\_\_\_  
ROGER W. MARRON, Trustee

*Mildred I. Marron*  
\_\_\_\_\_  
MILDRED I. MARRON, Trustee

GENERAL ACKNOWLEDGEMENT

OPTIONAL SECTION

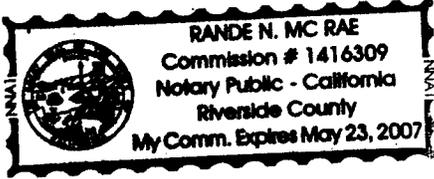
State of California

County of RIVERSIDE } ss

On September 26, 2005 before me Randy McRae  
(date) (name)

a Notary Public in and for said State, personally appeared  
Roger W. MARRON and Mildred I. MARRON  
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

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)  
Title \_\_\_\_\_
- Title \_\_\_\_\_
- ( ) Guardian/Conservator
- (x) 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 \_\_\_\_\_

CITY OF RIVERSIDE

By \_\_\_\_\_



**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. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 10/20/05

CITY OF RIVERSIDE

By Amelia M. Valeri

APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

BY [Signature]  
Deputy City Attorney



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EXHIBIT "A"

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 39 of Assessor's Map No. 20, as shown by map on file in Book 1, Pages 24 and 25 of Assessor's Maps, records of Riverside County, California, described as follows:

COMMENCING at the most northerly corner of Block B of Bonnie Banks Tract, as shown by map on file in Book 11, Page 55 of Maps, records of Riverside County, California;

THENCE North 89°46'13" West, along the northerly line of said Block B, a distance of 15.00 feet to the POINT OF BEGINNING of the parcel of land being described;

THENCE North 89°46'13" West, continuing along said northerly line of Block B, a distance of 29.20 feet;

THENCE North 0°13'47" East, at right angle to said northerly line of Block B, a distance of 6.50 feet;

THENCE North 69°35'25" East, a distance of 12.33 feet to the beginning of a tangent curve concaving northwesterly and having a radius of 18.25 feet;

THENCE northeasterly to the left along said curve through a central angle of 99°11'10" an arc length of 31.59 feet to a point on the westerly line of Amb's Drive, (formerly Pierce Street) as shown by said map of Bonnie Banks Tract, distant 43.72 feet northwesterly from the Point of Commencement; said point also being in a curve concaving northeasterly and having a radius of 537.18 feet;

THENCE southeasterly along said last mentioned curve and along said westerly line of Amb's Drive, an arc length of 29.72 feet to an intersection with the easterly line of that certain parcel of land described in deed to The Marron Family Trust, by document recorded December 13, 1994, as Instrument No. 464519 of Official Records of said Riverside County;

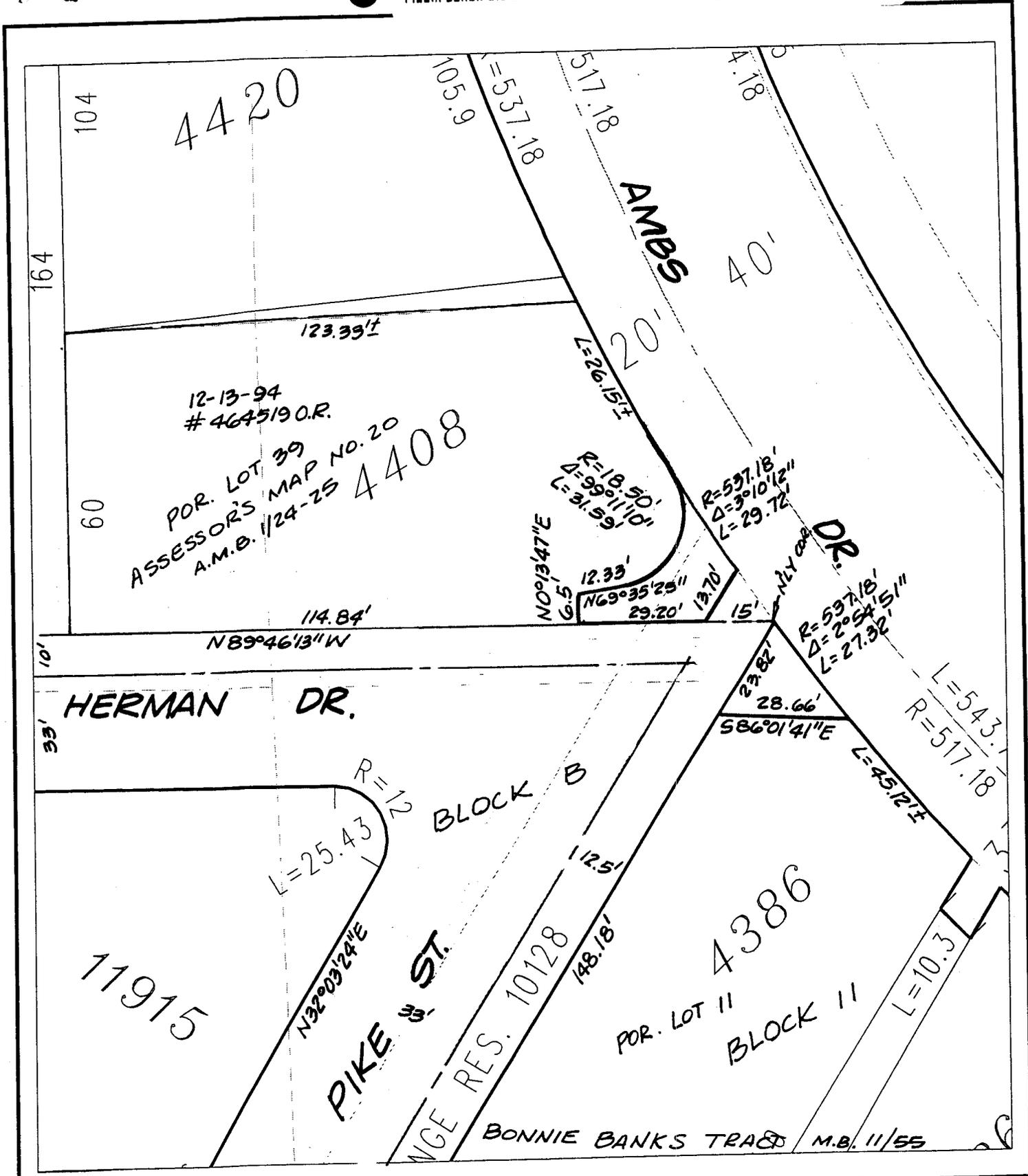
THENCE South 32°03'24" West, along said easterly line, a distance of 13.70 feet to the POINT OF BEGINNING.

Area - 532 square feet.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 6/8/05 Date Prep. Kop  
Mark S. Brown, L.S. 5655  
License Expires 9/30/05





# ◆ CITY OF RIVERSIDE, CALIFORNIA ◆

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

Sheet 1 of 1



Scale: 1" = 30'

Drawn by: skn

Date: 06/08/05

Subject: AMBS DRIVE IMPROVEMENTS