

DOC # 2006-0931641

12/20/2006 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

When recorded mail to:

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



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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: P06-1240 LLA
APN: 229-101-034, 036, 048 & 050
Address: 3210 Mary Street

D - 15918

GRANT OF EASEMENT

RALPH H. CHRISTIANSEN and PAMELA D. CHRISTIANSEN, as Co-Trustees of the Christiansen Family Trust under deed of trust dated July 19, 1991, as Grantors, 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 12-08-06

Christiansen Family Trust
under deed of trust dated July 19, 1991

RALPH H. CHRISTIANSEN

PAMELA D. CHRISTIANSEN



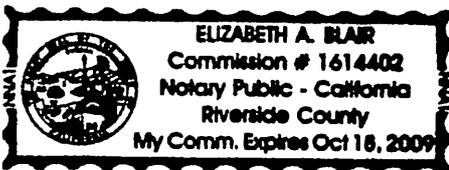
GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } SS

On 12/8/06, before me Elizabeth Blair
(date) (name)

a Notary Public in and for said State, personally appeared
Pamela D. Christiansen and Ralph H. Christiansen
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:

**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 12/20/06

CITY OF RIVERSIDE

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

By: Amelia M. Valeri

BY Susan Wilson
Deputy City Attorney

September 6, 2006

W.O. 1307-001

EXHIBIT "A"
MARY STREET & COOLIDGE AVENUE
STREET WIDENING
P-06-1240

That portion of Lots 14 through 16 in Block 7 of Orange Acres No. 2 in the City of Riverside, County of Riverside, State of California as shown by map on file in Book 14 of Maps at Page 2 thereof, Records of said County, described as follows:

Beginning at the most Northerly corner of said Lot 16;

Thence S.33°51'00"E. along the Northeasterly line of said Lots 16, 15 and 14, being the Southeasterly line of Mary Street as shown on said Orange Acres No. 2, a distance of 218.94 feet to the most Northerly corner of that certain parcel of land conveyed to the City of Riverside by Deed recorded November 24, 1993 as inst. no. 470656, Official Records of Riverside County, California;

Thence Southerly along the Westerly line of said parcel conveyed to the City of Riverside on a non-tangent curve concave Westerly, having a radius of 21.00 feet, through an angle of 20°22'33", an arc length of 7.47 feet (the initial radial line bears N.81°21'32"E.) to the most Southerly corner thereof, being on the Northwesterly line of Coolidge Avenue as shown on said Orange Acres No. 2;

Thence S.56°09'00"W. along said Northwesterly line, a distance of 65.70 feet to the Southwesterly line of the Northeasterly 70.00 feet of said Lots 14 and 15;

Thence N.33°51'00"W. along said Southwesterly line, a distance of 8.00 feet to a line parallel with and 33.00 feet Northwesterly, measured at right angles from the centerline of said Coolidge Avenue;

Thence N.56°09'00"E. along said parallel line, a distance of 43.00 feet;

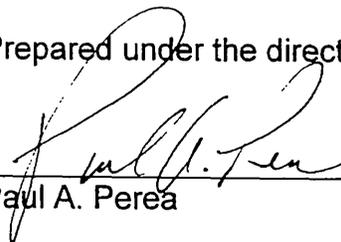
Thence N.23°02'19"E., a distance of 27.46 feet to a line parallel with and 44.00 feet Southwesterly, measured at right angles from the centerline of said Mary Street;

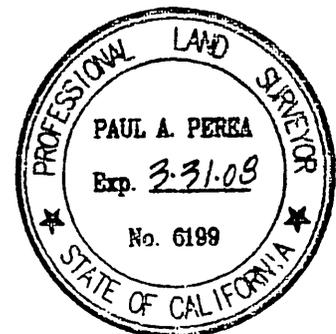
Thence N.33°51'00"W. along said parallel line, a distance of 202.00 feet to the Northwesterly line of said Lot 16;

Thence N.56°09'00"E. along said Northwesterly line, a distance of 4.00 feet to the point of beginning.

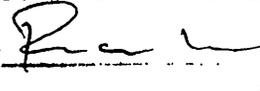
The above described parcel of land contains 1,589 square feet, more or less.

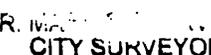
Prepared under the direction of:


Paul A. Perea L.S. 6199 Date 12-13-06



DESCRIPTION APPROVAL:

BY:  DATE 12-14-06

FOR: 
CITY SURVEYOR

15918

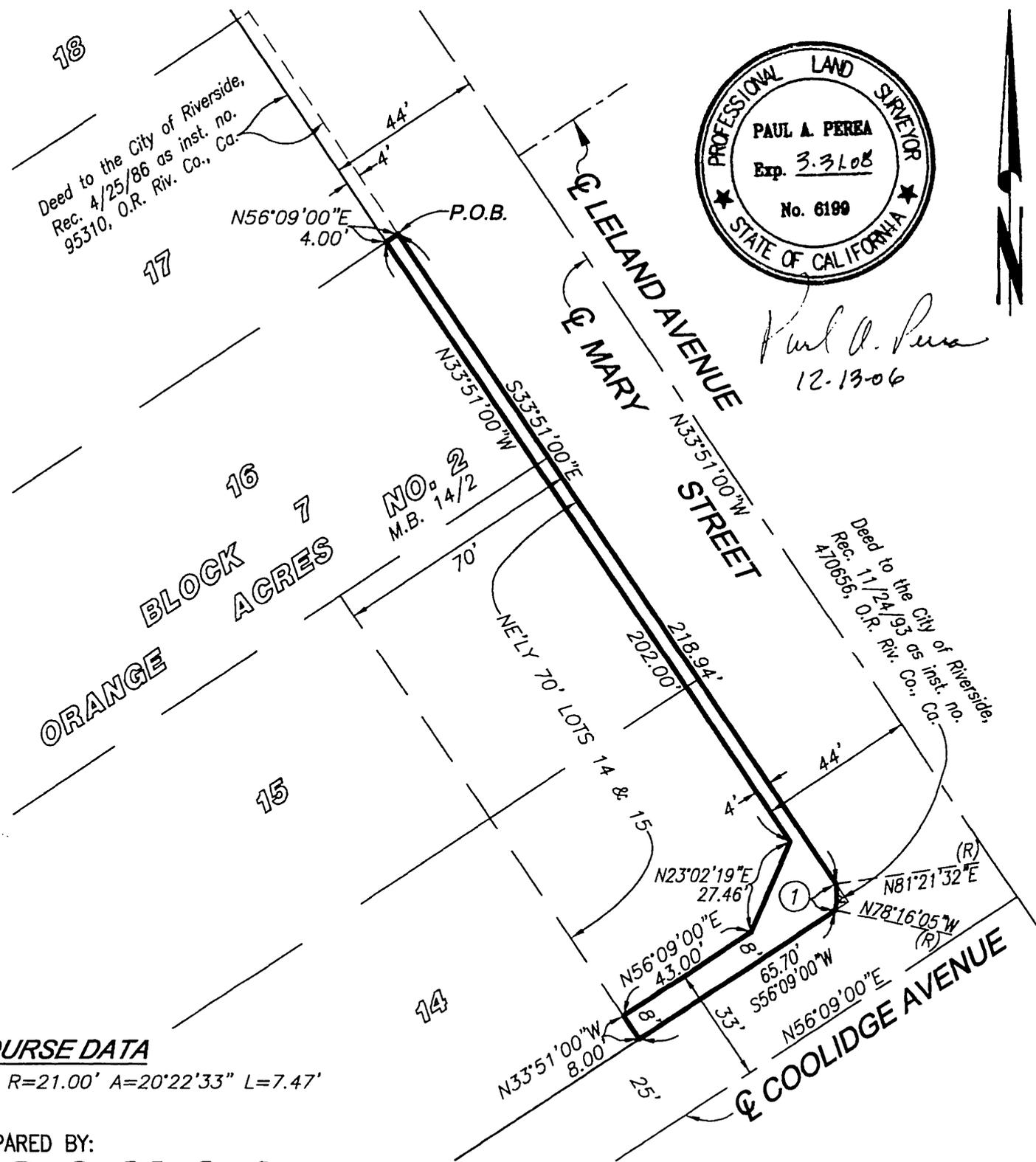
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2886-8931641
12/28/2006 08:08A
4 of 4



Paul A. Perea
12-13-06



COURSE DATA

① $R=21.00'$ $A=20^{\circ}22'33''$ $L=7.47'$

PREPARED BY:

PSOMAS

2010 Iowa Avenue, Suite 101
Riverside, CA 92507
(951) 787-8421 Fax (951) 682-3379

--- CITY OF RIVERSIDE, CALIFORNIA ---

53-8

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

W.O. 1307-001

SCALE: 1" = 40'

DRAWN BY: PSOMAS DATE: 9-5-06

SUBJECT: MARY ST. & COOLIDGE AVE. WIDENING - P-06-1240

15918