

When recorded mail to:

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

DOC # 2007-0276480

04/25/2007 08:00A Fee:NC

Page 1 of 4

Recorded in Official Records

County of Riverside

Larry W. Ward

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: Right-of-Way Orangewood Dr. and Winterhaven Ave.

APN: 155-401-018 and 155-401-017

Address: 7343 and 7353 Orangewood Dr.

D -



GRANT OF EASEMENT

THOMAS L BAKER REAL ESTATE, LLC, a California Limited Liability Company, 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 3-2-07

THOMAS L BAKER REAL ESTATE, L.L.C.  
a California Limited Liability Company

By: [Signature]

By: \_\_\_\_\_

Print Name: Thomas L Baker

Print Name: \_\_\_\_\_

Title: President

Title: \_\_\_\_\_

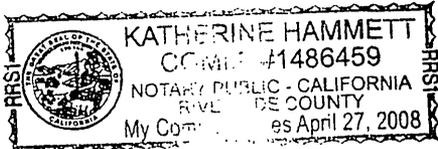
GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On 11/07/07 before me [Signature]
(date) (name)

a Notary Public in and for said State, personally appeared
Thomas L. [Signature]
Name(s) of Signer(s)

[ ] personally known to me - OR - [X] 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 [Signature]

CITY OF RIVERSIDE

BY: [Signature]

Title: [Signature]

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LEGAL DESCRIPTION  
AREA OF DEDICATION

Being a portion of Lot 12 as shown on map of Tract No. 15446, Book 122 of Maps, Pages 40 and 41, inclusive, Records of Riverside County, California, located in the City of Riverside, County of Riverside, California, more particularly described as follows:

**BEGINNING** at the northwest corner of said Lot 13, also a common corner to said Lot 12 as shown on Map of said Tract No. 15446, said point also being on the northeasterly right-of-way line of Winterhaven Avenue, said point also being on a curve, concave southwesterly having a radius of 73.00 feet to which point a radial line bears North 65°54'49" East;

Thence Northwesterly along said curve through a central angle of 79°33'03", an arc length of 101.35 feet to which point a radial line bears North 09°38'14" East;

Thence South 80°21'46" West, leaving said curve, a distance of 59.74 feet to the beginning of a tangent curve, concave northerly and having a radius of 100.00 feet;

Thence Westerly along said curve through a central angle of 10°00'00", an arc length of 17.45 feet;

Thence North 89°38'15" West, leaving said tangent curve, a distance of 6.29 feet to the west line of said Lot 12;

Thence North 00°21'46" East, along said west line, a distance of 3.00 feet;

Thence South 89°38'15" East, a distance of 6.29 feet to the beginning of a tangent curve, concave northerly, having a radius of 97.00 feet to which point a radial line bears North 00°21'44" East;

Thence Easterly and southeasterly along said curve through a central angle of 10°00'00", an arc length of 16.93 feet to which point a radial line bears north 09°38'14" East;

Thence North 80°21'46" East, a distance of 59.74 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 76.00 feet;

Thence Southeasterly said curve through a central angle of 80°23'15", an arc length of 106.63 feet to the southerly line of said Lot 12;

Thence North 89°44'08" West, along the southerly line of said Lot 12, a distance of 3.19 feet to the **POINT OF BEGINNING**.

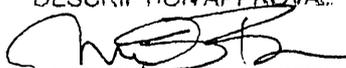
Containing 563 square feet of land

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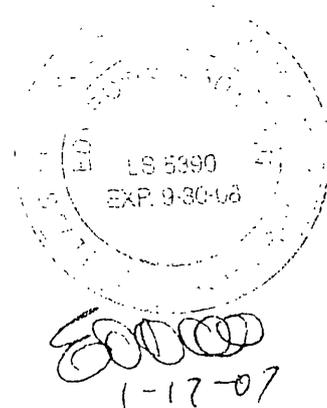


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DESCRIPTION APPROVAL

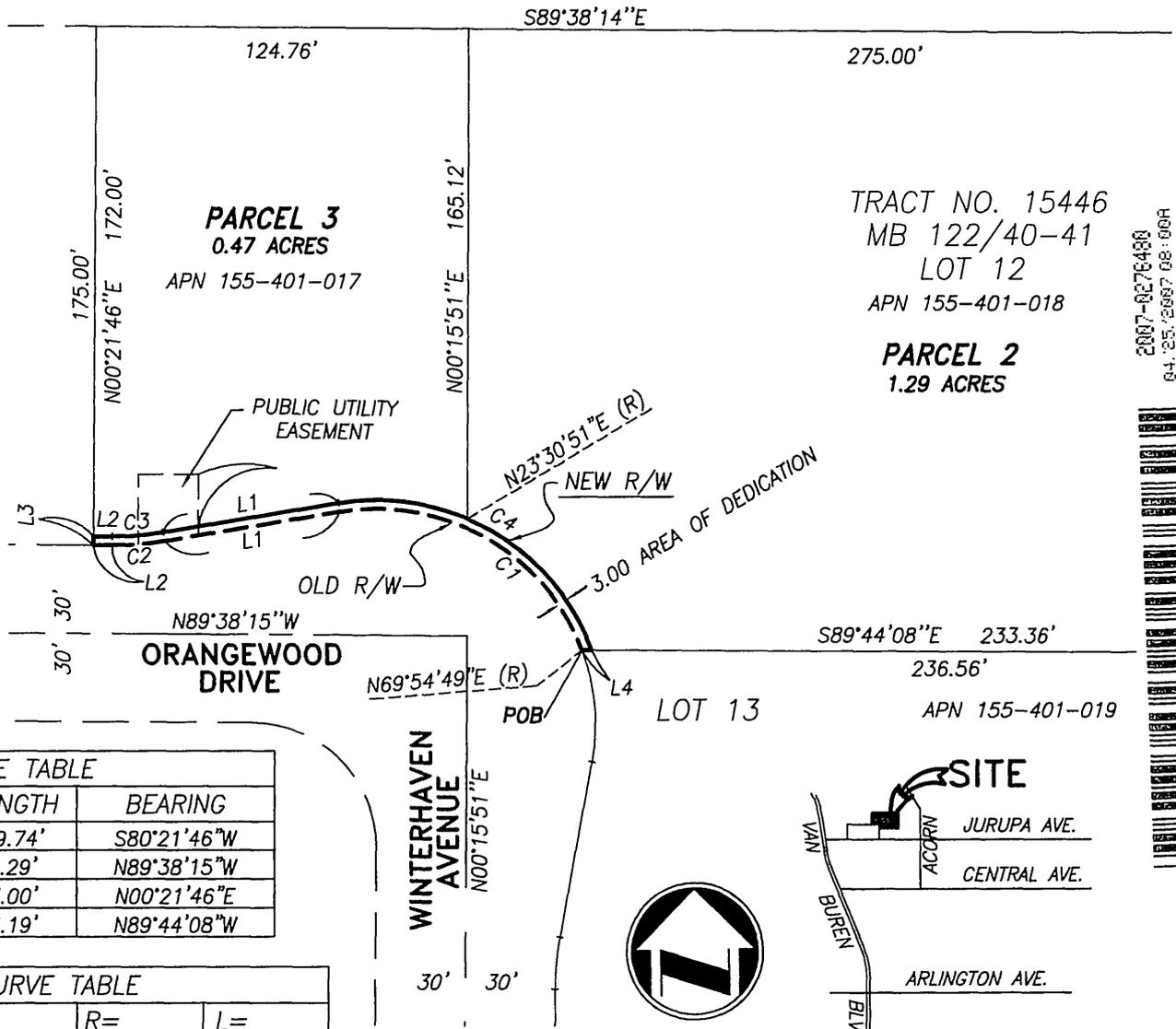
  
MARK S. BROWN  
CITY SURVEYOR

3/1/07  
DATE



15981

**EXHIBIT "B"**  
**RIGHT-OF-WAY DEDICATION**  
**ORANGEWOOD DRIVE AND WINTERHAVEN AVENUE**  
**CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CA**



TRACT NO. 15446  
 MB 122/40-41  
 LOT 12  
 APN 155-401-018

**PARCEL 2**  
 1.29 ACRES

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| LINE TABLE |        |             |
|------------|--------|-------------|
| NUMBER     | LENGTH | BEARING     |
| L1         | 59.74' | S80°21'46"W |
| L2         | 6.29'  | N89°38'15"W |
| L3         | 3.00'  | N00°21'46"E |
| L4         | 3.19'  | N89°44'08"W |

| CURVE TABLE |           |         |         |
|-------------|-----------|---------|---------|
| NUMBER      | Δ=        | R=      | L=      |
| C1          | 79°33'03" | 73.00'  | 101.35' |
| C2          | 10°00'00" | 100.00' | 17.45'  |
| C3          | 10°00'00" | 97.00'  | 16.93'  |
| C4          | 80°23'15" | 76.00'  | 106.63' |

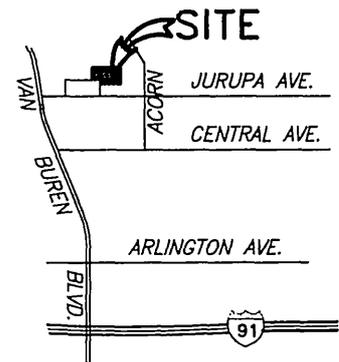
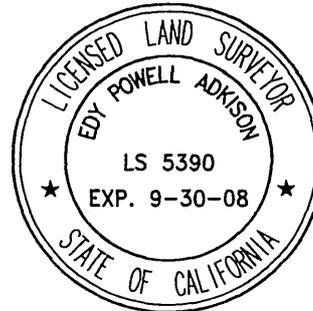
**NOTES:**

THE PROPOSED LOT LINE WILL NOT LATERALLY INTERSECT A GRADED MANUFACTURED SLOPE. NO DRAINAGE FROM THE TRIBUTARY AREA ABOVE A MANUFACTURED SLOPE WILL SHEET FLOW OVER THE SLOPE FACE.

THERE ARE NO STRUCTURES OR SEPTIC SYSTEMS ON SITE.

**EASEMENTS:**

▲ AN EASEMENT FOR THE PURPOSE OF PUBLIC UTILITIES AS SHOWN ON TRACT NO. 15446, M.B. 122/40-41.



**VICINITY MAP**  
 NO SCALE

**OWNER:**

BAKER FAMILY TRUST  
 4131 BUCHANAN AVE  
 RIVERSIDE, CA 92503

35-8

PLAT PREPARED BY:  
**adkan ENGINEERS**  
 Civil Engineering · Surveying · Planning  
 6820 Airport Drive, Riverside, CA 92504  
 Tel: (951) 688-0241 · Fax: (951) 688-0599

SCALE: 1"=60'      JOB NO. 7040      11/20/06      CLIENT: DYNAMIC PLUMBING

APPROVED BY:      1-17-07

*[Signature]*  
 EDY P. ADKISON      L.S. 5390

**RIGHT-OF-WAY DEDICATION**  
**WINTERHAVEN AVE AND**  
**ORANGEWOOD DR**  
**RIVERSIDE, CALIFORNIA**

15981