

DOC # 2007-0405080

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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



**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: Van Buren Blvd. & Chicago Ave.  
Street Widening - T-29596  
A.P.N. 266-020-060



D -

GRANT OF EASEMENT

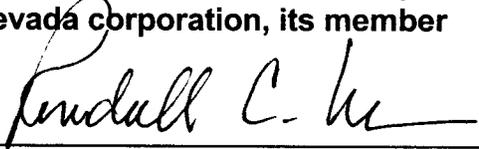
**DAUCHY PARTNERS, L.P.**, a California limited partnership, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, an easement and right-of-way 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 5/25/07

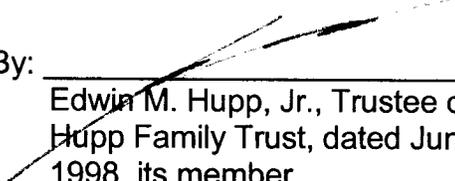
**DAUCHY PARTNERS, L.P., a California limited partnership**

**By: Entrepreneural-Sheffield Partners, LLC, a Delaware limited liability company, its general partner**

**By: Entrepreneural Properties Corporation, a Nevada corporation, its member**

By:   
Randall C. Luce, President

**By: Sheffield Homes, LLC, a California limited liability company, its member**

By:   
Edwin M. Hupp, Jr., Trustee of the Hupp Family Trust, dated June 18, 1998, its member



**GENERAL ACKNOWLEDGEMENT**

State of California

County of Orange } ss

On May 25, 2007, before me Maryellen La Casto  
(date) (name)

a Notary Public in and for said State, personally appeared  
Randall C. Luce and Edwin M. Hupp, Sr.  
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.

Maryellen La Casto  
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. 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 6/19/07

**CITY OF RIVERSIDE**

By Amelia M. Valeri

APPROVED AS TO FORM  
[Signature]  
SUPERVISING DEPUTY CITY ATTORNEY



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**EXHIBIT "A"**  
**PUBLIC ROAD & UTILITY EASEMENT**

That portion of the north half of the northwest quarter of Section 30, Township 3 South, Range 4 West, San Bernardino Meridian, described as follows:

**COMMENCING** at the southwest corner of the north half of the northwest quarter of said Section 30, said corner being the intersection of the centerline of Chicago Avenue (20.00 feet in half width) with the centerline of Bobbitt Avenue (40.00 feet in width) of Woodcrest Acres No. 3, as shown by map on file in Book 14 of Maps at pages 67 and 68 thereof, Records of Riverside County, California;

Thence North 00° 51' 44" East along the westerly line of said Section 30 and along said centerline of Chicago Avenue, and along the westerly lines of Parcel 1 and Parcel 2 of that certain easement granted to the City of Riverside by deed recorded March 21, 2005 as Instrument No. 2005-0220491, a distance of 830.92 feet to the northwest corner of said Parcel 1, said corner being on the southerly right-of-way line of Van Buren Boulevard (50.00 feet in half width) as created by order of condemnation recorded May 1, 1942 in Book 540, Page 355 of Official Records of Riverside County, California, said point also being the beginning of a non-tangent curve, concave to the southeast, having a radius of 2,930.00 feet, the radial line from said point bears South 30° 37' 15" East;

Thence northerly along said southerly right-of-way line and along said curve, to the right, through a central angle of 01° 00' 57", an arc distance of 51.95 feet to the **TRUE POINT OF BEGINNING**, the radial line from said point bears South 29° 36' 17" East;

Thence continuing northerly along said southerly right of way line and along said curve, to the right, through a central angle of 02° 07' 58", an arc distance of 109.07 feet to a point thereon, the radial line from said point bears South 27° 28' 19" East,

Thence South 50° 30' 53" West, a distance of 140.56 feet to the beginning of a non-tangent curve, concave to the southeast, having a radius of 2904.00 feet, said point being on a line parallel with and distant southeasterly 76.00 feet, measured at a right angle, from the centerline of said Van Buren Boulevard, the radial line from said point bears South 30° 11' 08" East;

Thence southwesterly along said curve, to the left, through a central angle of 00° 04' 44", an arc distance of 4.00 feet, to a point on the easterly line of said Parcel 1, the radial line from said point bears South 30° 15' 52" East;

Thence North 00° 51' 44" East along said easterly line of Parcel 1, a distance of 12.33 feet to an angle point therein;

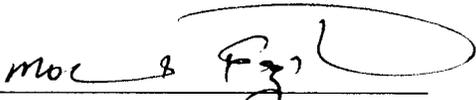


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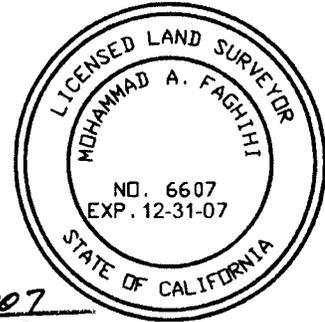
Thence North 30° 36' 06" East along said easterly line of Parcel 1, a distance of 31.33 feet to the **TRUE POINT OF BEGINNING**.

Containing 1,640 square feet, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF  
PREPARED UNDER MY SUPERVISION

  
Mohammad A. Faghhi, L.S. 6607

2/5/07  
Date



Prepared By:   
Checked By: 

DESCRIPTION APPROVAL:

BY:  2/20/2007  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR

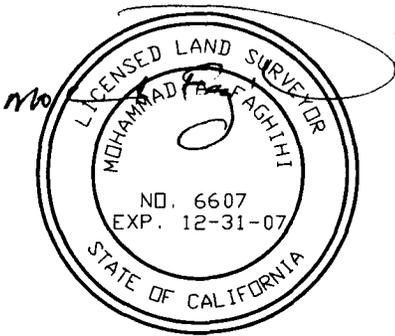
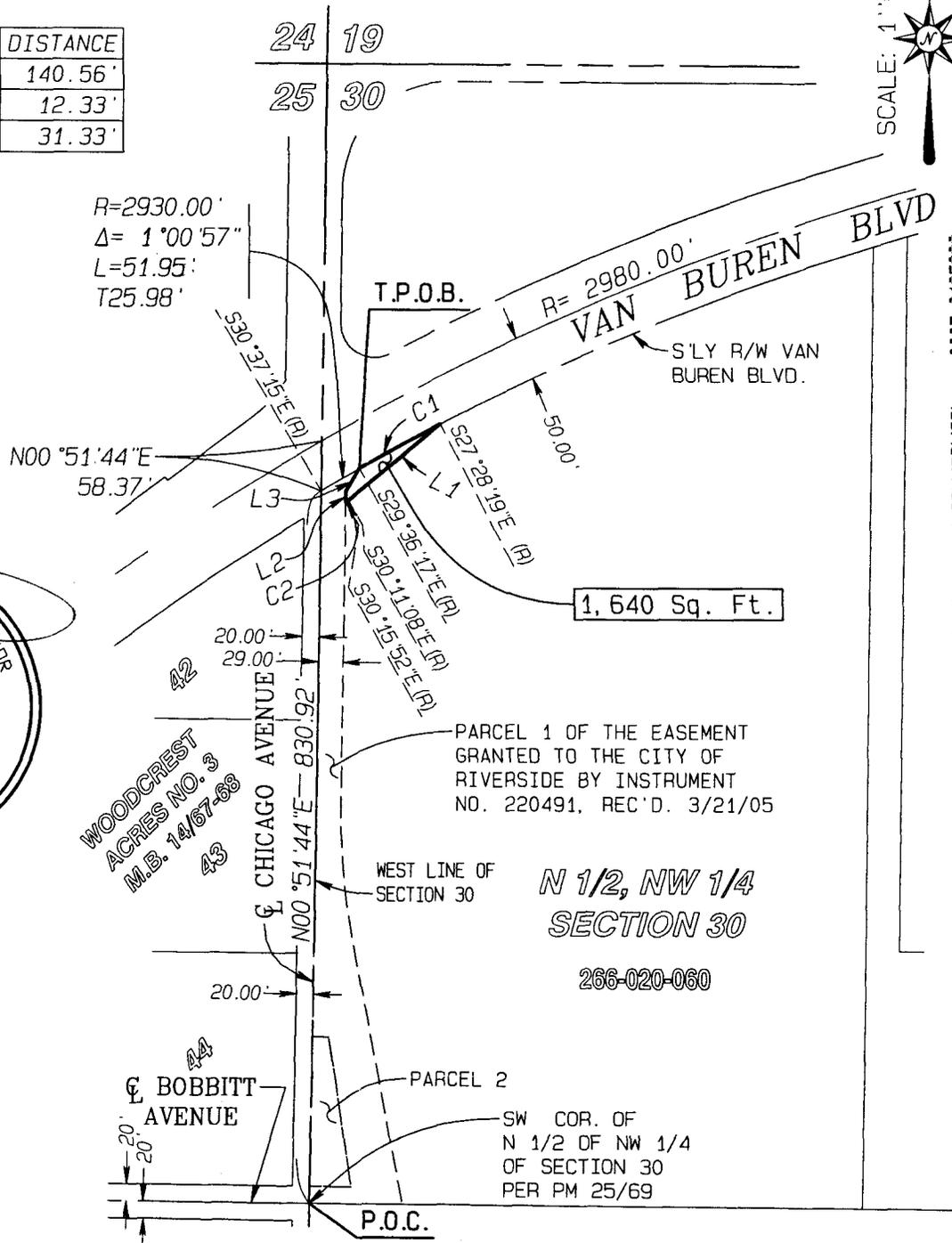


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# EXHIBIT "B"

## PUBLIC ROAD & UTILITY EASEMENT

LINE	BEARING	DISTANCE
L1	S50°30'53"W	140.56'
L2	N00°51'44"E	12.33'
L3	N30°36'06"E	31.33'



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SECTION 30, T. 3 S.,  
 R. 4 W., S.B.M.

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	2930.00'	2°07'58"	109.07'	54.54'
C2	2904.00'	0°04'44"	4.00'	2.00'

**ALBERT A. WEBB**  
 ASSOCIATES  
 ENGINEERING CONSULTANTS

### CITY OF RIVERSIDE, CALIFORNIA

DATE PREPARED: FEB. 5, 2007

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

SHEET 1 OF 1 W.O. 04-0008

SCALE: 1" = 200' DRWN BY [Signature] DATE 2/5/07 SUBJECT: PUBLIC ROAD & UTILITY EASEMENT  
 CHKD BY [Signature] DATE 2/5/07

16009-7