

DOC # 2007-0494529

07/31/2007 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

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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Project: Sycamore Canyon Blvd. Street Impr.

A.P.N. 263-030-030

D -16053



GRANT OF EASEMENT

McCALLAN PROPERTIES, 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 6/5/07

McCALLAN PROPERTIES, LLC, a California limited liability company

By _____

(print name)

Title _____

By [Signature]

John B. McCallan Jr
(print name)

Title MANAGING MEMBER

GENERAL ACKNOWLEDGEMENT

State of California

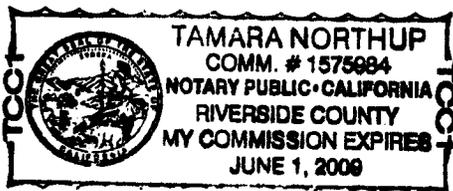
County of Riverside } ss

On June 5, 2007, before me Tamara Northup
(date) (name)

a Notary Public in and for said State, personally appeared

John B. McCallan
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:



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**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 7/31/07

CITY OF RIVERSIDE

By Amelia M. Valdez

SYCAMORE CANYON SIDEWALK1.DOC

**APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE**



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:

PARCEL A

That portion of Parcel 4 of Parcel Map 20166, as shown by map on file in Book 131, Pages 11 and 12 of Parcel Maps, records of Riverside County, California, described as follows:

COMMENCING at the southwesterly corner of said Parcel 4;

THENCE North $12^{\circ}50'44''$ West, along the westerly line of said Parcel 4, a distance of 1.73 feet to the POINT OF BEGINNING of the parcel of land being described;

THENCE continuing North $12^{\circ}50'44''$ West, along said westerly line, a distance of 17.41 feet;

THENCE South $57^{\circ}54'03''$ East, a distance of 7.35 feet to a line that is parallel with and distant 55.20 feet easterly, as measured at right angles, from the centerline of Sycamore Canyon Boulevard, (formerly Box Springs Boulevard) as shown by said map;

THENCE South $12^{\circ}50'44''$ East, along said parallel line, a distance of 7.03 feet;

THENCE South $32^{\circ}12'35''$ West, a distance of 7.35 feet to the POINT OF BEGINNING.

Area – 64 square feet.

PARCEL B

That portion of Parcel 5 of Parcel Map 20166, as shown by map on file in Book 131, Pages 11 and 12 of Parcel Maps, records of Riverside County, California, described as follows:

BEGINNING at the southwesterly corner of said Parcel 5;

THENCE North $89^{\circ}20'04''$ East, along the southerly line of said Parcel 5, a distance of 11.26 feet to a point in a line that is 60.50 feet northeasterly, as measured radially, to the centerline of Sycamore Canyon Boulevard as shown by Parcel Map No. 31139-1, on file in Book 210, Pages 7 through 11 of Parcel Maps, records of Riverside County, California, and being in a non-tangent curve concaving northeasterly, having a radius of 939.5 feet and to which the radius bears North $68^{\circ}03'51''$ East;

THENCE northwesterly to the right along said curve through a central angle of $0^{\circ}17'36''$ an arc length of 4.81 feet;



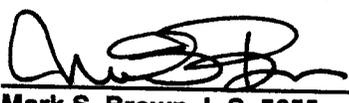
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THENCE North $66^{\circ}24'27''$ West, a distance of 14.83 feet to a point in the westerly line of said Parcel 5; said point being in a non-tangent curve concaving northeasterly, having a radius of 950.00 feet and to which the radius bears North $68^{\circ}59'32''$ East;

THENCE southeasterly to the left along said last mentioned curve through a central angle of $0^{\circ}40'55''$ an arc length of 11.31 feet to the POINT OF BEGINNING.

Area - 85 square feet.

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

 5/29/07 Date Prep. Kay
Mark S. Brown, L.S. 5655
License Expires 9/30/05



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PAR. 4

263-030-030
64 SQ. FT. PUBLIC STREET ESMT.

PAR. 5

P.M. 20166
P.M.B. 131/11-12

263-030-031
85 SQ. FT. PUBLIC STREET ESMT.

SYCAMORE CANYON
N 12° 50' 44" W
R=1000'

SYCAMORE CANYON
R=1000'

5980

6030

L=123.95
2.17
L=16.98
32.74
29.25
P.M. 91199-1
P.M.B. 21017-11

557° 54' 03" E
7.35'
17.41'
7.35'
7.35' S 32° 12' 35" W

57.93
L=149.64
R=950'

R=999.90
Δ=0° 17' 36"
L=4.81'
N 68° 28' 01" E (PCC)
N 68° 28' 01" E (PCC)

S 68° 09' 32" W (R)
Δ=0° 40' 55"
L=11.31'

S 68° 09' 51" W (R)

N 89° 20' 04" E

N 68° 28' 01" E (PCC) → S 67° 38' 06" W (PCC)

DAN KIPPER DR.
N 68° 38' 28" E

BLVD.
N 70° 04' 36" E (R)
L=1219.82'
R=1219.82'

10770 SERRANO CT
10710 SERRANO CT
SYCAMORE

◆ **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" = 40' | Drawn by: skn | Date: 05/29/07 | Subject: SYCAMORE CANYON BLVD SIDEWALKS

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