

DOC # 2008-0571469

10/27/2008 08:00A Fee:NC

Page 1 of 7

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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			7						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHG-CC									512

C
512

FOR RECORDER'S OFFICE USE ONLY

Project: Van Buren Widening
Jackson to SAR
APN: 155-290-022
Address: 7305 Arlington Avenue

D - 16285

GRANT DEED

NEWSOME HOMES, INC., a California corporation, who acquired title as NEWSOME HOMES, INC., 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, the 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 17, 2008

NEWSOME HOMES, INC.,
a California corporation

By: Nadia Miller

By: [Signature]

Print Name: NADIA MILLER

Print Name: Steven K. Ledbetter

Title: PRESIDENT

Title: V.P.

State of California

County of Los Angeles }

ss

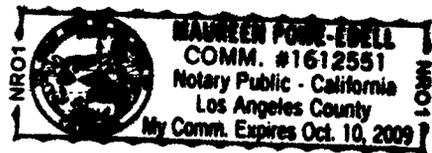
On 9/19/2008, before me, Maureen Powe-Edell, NOTARY PUBLIC,

personally appeared NADIA MILLER who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Maureen Powe-Edell
Notary Signature



2008-0571469
10/27/2008 08 08A
2 of 7

ACKNOWLEDGMENT

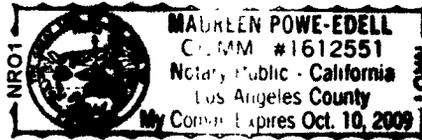
State of California)
County of Los Angeles)

On September 17, 2008, before me, **Maureen Powe-Edell**, the undersigned Notary Public, personally appeared, **STEVEN K. LEDBETTER**, Vice President of Newsome Homes, Inc., who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Maureen Powe-Edell
(Notary Signature)



(Seal)

**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 10/22/08

CITY OF RIVERSIDE

By: Amelia M. Varian

APPROVED AS TO FORM
Susan Wilson
DEPUTY CITY ATTORNEY



2008-0571469
10/27/2008 08 09A
4 of 7

EXHIBIT A

FEE SIMPLE INTEREST
APN: 155-290-022

THAT PORTION OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON MAP OF RANCHO LA SIERRA FILED IN BOOK 6, PAGE 70, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE NORTHERLY LINE OF ARLINGTON AVENUE, 55.00 FOOT NORTHERLY HALF-WIDTH, WITH THE WESTERLY LINE OF VAN BUREN STREET, 60.00 FOOT WESTERLY HALF-WIDTH;

THENCE NORTH 00°57'29" EAST, 74.84 FEET ALONG SAID WESTERLY LINE TO THE NORTHERLY LINE OF THAT 50.00 FOOT BY 100.00 FOOT PARCEL LOCATED AT THE NORTHWESTERLY CORNER OF VAN BUREN AVENUE AND ARLINGTON BOULDEVAR, AS SHOWN ON THAT MAP FILED IN BOOK 15, PAGE 39 OF RECORD OF SURVEYS, AND SHOWN ON THE 2005/2006 TAX ASSESSORS ROLLS AS PARCEL NO. 155-290-022;

THENCE NORTH 82°30'35" WEST, 5.03 FEET ALONG SAID NORTHERLY LINE TO A LINE LYING 5.00 FEET WESTERLY OF AND PARALLEL WITH SAID WESTERLY LINE OF VAN BUREN STREET;

THENCE SOUTH 00°57'29" WEST, 41.21 FEET ALONG SAID PARALLEL LINE TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 30.00 FEET;

THENCE LEAVING SAID PARALLEL LINE SOUTHERLY, SOUTHWESTERLY, AND WESTERLY ALONG SAID CURVE 50.54 FEET THROUGH A CENTRAL ANGLE OF 96°31'56" TO THE NORTHERLY LINE OF SAID ARLINGTON AVENUE;

THENCE SOUTH 82°30'35" EAST, 38.66 FEET ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

CONTAINING 625 SQUARE FEET.

THIS LEGAL DESCRIPTION IS NOT INTENDED FOR USE IN THE DIVISION AND/OR CONVEYANCE OF LAND IN VIOLATION OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA.

THIS LEGAL DESCRIPTION HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION:

Peter J. Fitzpatrick

PETER J. FITZPATRICK, P.L.S. 6777

LICENSE EXPIRES 9/30/2008

Jan. 11, 2008

DATE



DESCRIPTION APPROVAL:

Mark S. Brown

MARK S. BROWN
CITY SURVEYOR

DATE

2008-0571483
16/27/2008 08:00A
5 of 7



EXISTING 100' WIDE DRAINAGE EASEMENT
DEED BOOK 304, PAGE 103 O.R.
RECORDED APRIL 19, 1910

P.O.R. SEC. 38 R.S.B. 15/30
T2S, R8W, S.B.M.
RANCHO LA SIERRA
M.B. 8/70

Newsome Homes Inc.

155-290-022

EXISTING 10' WIDE WATER PIPE LINE ESMT.
DOC. 105774 O.R. REC. 8/16/1974

Easement Area = 625 sq.ft.

ARLINGTON AVENUE

VAN BUREN BOULEVARD

20' 40'

60'

NB2°30'35"W
5.03'

S00°57'29"W
41.21'

74.84'

N00°57'29"E

Δ = 96°31'56"
R = 30.00'
L = 50.54'

S82°30'35"E
38.66'

25'

55'

30'

P.O.B.

1/2" PER P.M.B. 10/11

2008-0571483
10/27/2008 08:08 AM
6 of 7



0' 15' 30'
SCALE: 1"=30'

• CITY OF RIVERSIDE, CALIFORNIA • 501486

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	APN: 155-290-022
SCALE: 1" = 30'	DRAFTED: KVO	DATE: 12/26/2007	CHECKED: PJF
SUBJECT: VAN BUREN BLVD. WIDENING			

16285



LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversideacr.com

NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: MAUREEN POWE-EDELL

Commission #: 1612551

Place of Execution: Riverside

Date Commission Expires: 10-10-09

Date: 10-27-08

Signature: Micki Lewis

Print Name: MICKI LEWIS

