

When recorded mail to:

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

DOC # 2008-0619059

11/21/2008 08:00A Fee:NC

Page 1 of 6

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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| NCHG CC | | | | | | | | | 5/2 |

FOR RECORDER'S OFFICE USE ONLY

Project: P08-0300
APN: 227-283-009
Address: 7179 Magnolia Avenue

D - 16298

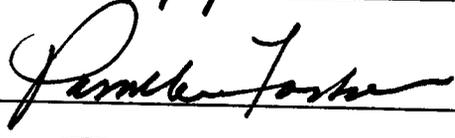


GRANT OF EASEMENT

Patriot Development, LLC, 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 10/7/2008

Patriot Development, LLC


By: 

By: _____

Print Name: Pamela Forbes

Print Name: THOMAS RIGGLE

Title: President

Title: VICE PRESIDENT

State of California

County of Riverside } ss

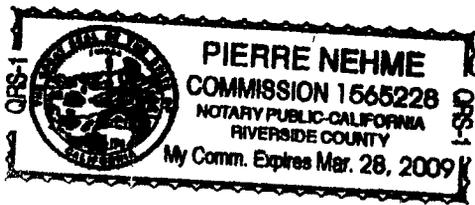
On 10-7-08, before me, Pierre Nehme, Notary Public,

personally appeared Thomas William Riggle and Pamela Mary Forbes 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.


Notary Signature



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**CERTIFICATE OF ACCEPTANCE
(Government Code Section §21027)**

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 11/12/08

CITY OF RIVERSIDE

By: Amelia M. Valeri

APPROVED AND FORWARDED
CITY ATTORNEY'S OFFICE
BY: [Signature]
Deputy City Attorney



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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

The southeasterly 9.00 feet of the following described real property, in the City of Riverside, County of Riverside, State of California:

That portion of Lot 1 of El Padro Rancho, as shown by map on file in Book 8, Page 14 of Maps, Records of Riverside County, California, described as follows:

Beginning at a point on the northwesterly line of Magnolia Avenue 736 feet southwesterly from the intersection of the southerly line of Arlington Avenue with the northwesterly line of Magnolia Avenue;

Thence southwesterly, along said northwesterly line of Magnolia Avenue a distance of 90 feet;

Thence at a right angle northwesterly a distance of 200 feet;

Thence at a right angle northeasterly a distance of 90 feet;

Thence at a right angle southeasterly a distance of 200 feet, to the Point of Beginning.

Said property is also shown as Lot 9 on Assessor's Map No. 6, on file in Book 1, Page 6 of Assessor's Maps, Records of Riverside County, California.

Contains 810 square feet, more or less.

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



Jeffrey M. Barnes, PLS 7663, Exp. 12-31-08

10-3-2008

Date



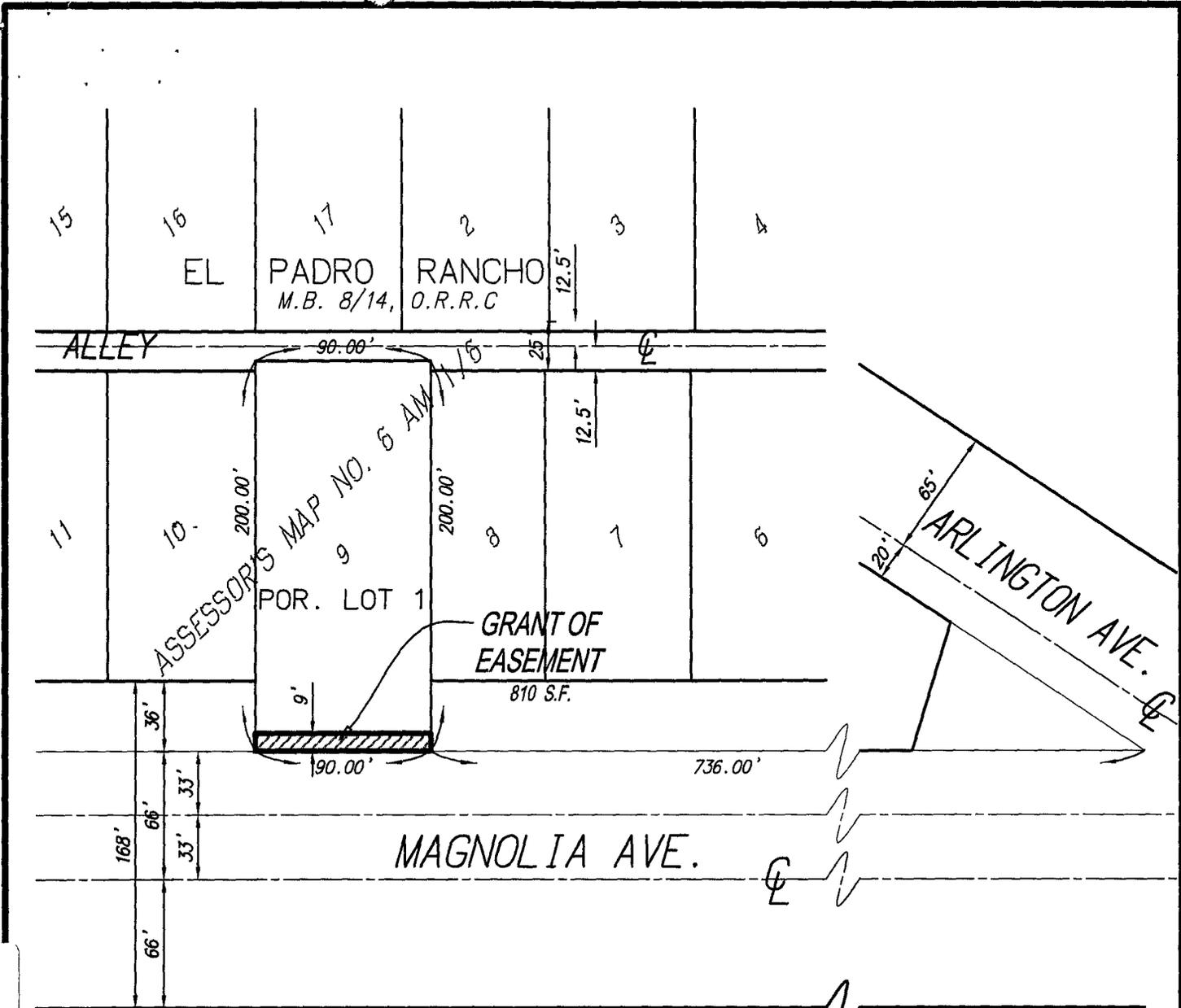
DESCRIPTION APPROVAL:

BY:  10/3/08
DATE

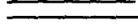
FOR: MARK S. BROWN
CITY SURVEYOR

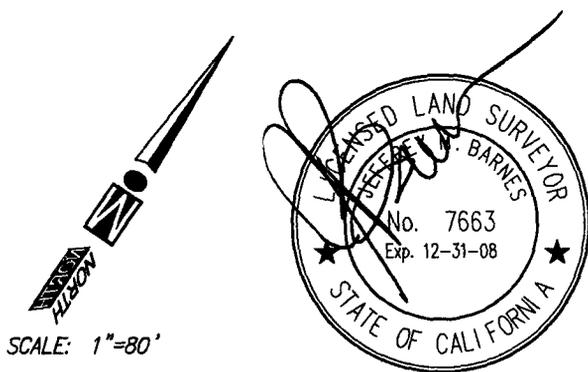
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LEGEND

-  PROPERTY LINE
-  GRANT OF EASEMENT
-  O.R.R.C. OFFICIAL RECORDS OF RIVERSIDE COUNTY



SCALE: 1"=80'

NOTE
THIS PLAT IS SOLELY AN AID IN LOCATING THE ATTACHED
DESCRIPTION AND IS NOT CONSIDERED A PART THEREOF.

IW Consulting Engineers, Inc.

- Civil Engineering
- Surveying
- Land Planning

3544 University Avenue
Riverside, CA 92501

Tel 951 687 2929
Fax 951 687 2999

PLAT

GRANT OF EASEMENT
A.P.N.: 227-283-009
M.B. 8/14, O.R.R.C.

| | |
|--------|---------|
| W.O. | 245.015 |
| BY: | JC |
| DATE: | 10/2008 |
| SCALE: | 1"=80' |
| PAGE: | 1 OF 1 |

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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

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

DEPUTY CITY ATTORNEY

Date:

11-21-08

Signature:

M. J. Lewis

Print Name:

M. J. Lewis

