

DOC # 2009-0263459
05/26/2009 08:00A Fee:48.00

Page 1 of 14
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

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Project: Columbia and Iowa Avenues Street Improvement Project
APN: 249-060-015, 249-060-016, 249-060-017 & 249-040-011
Address: 1215-1285 Columbia Avenue and 1159 Iowa Avenue, Riverside, California

D - NO consideration
16370

GRANT OF EASEMENT

RICHARD C. HUNSAKER, Trustee of the HUNSAKER FAMILY TRUST, established December 30, 1981 and amended and completely restated on July 23, 1990, by RICHARD C. HUNSAKER and VIRGINIA A. HUNSAKER, Trustors, 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.

RICHARD C. HUNSAKER, TRUSTEE OF THE HUNSAKER FAMILY TRUST, ESTABLISHED DECEMBER 30, 1981 AND AMENDED AND COMPLETELY RESTATED ON JULY 23, 1990, BY RICHARD C. HUNSAKER AND VIRGINIA A. HUNSAKER, TRUSTORS

Dated: February 18, 2009

By: Richard C. Hunsaker
Richard C. Hunsaker, Trustee

ACKNOWLEDGEMENT

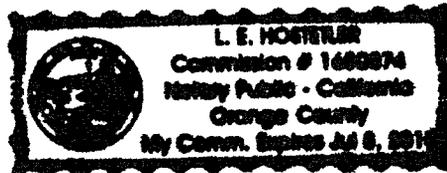
State of California }
County of Orange } ss

On February 18, 2009, before me L. E. HOSTETLER, NOTARY PUBLIC, personally appeared RICHARD C. HUNSAKER, 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 he 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.

[Signature]
Notary Signature



. 11680074
exp. 7/8/10

**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 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated 3/13/09

CITY OF RIVERSIDE

By: Amelia M. Vautour

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

BY Mark Paisano
Deputy City Attorney

EXHIBIT "A"

A.P.N. 249-060-015-7
PUBLIC STREET EASEMENT

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 18137, AS SHOWN BY A MAP ON FILE IN BOOK 109, PAGES 70 AND 71 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL;

THENCE SOUTH 89° 05' 15" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL, A DISTANCE OF 8.00 FEET TO A LINE PARALLEL WITH AND DISTANT 8.00 EASTERLY AS MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID PARCEL;

THENCE SOUTH 00°33'19" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 16.82 FEET;

THENCE SOUTH 00°29'11" EAST A DISTANCE OF 165.01 FEET TO A LINE PARALLEL WITH AND DISTANT 11.00 EASTERLY AS MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID PARCEL;

THENCE SOUTH 00°33'19" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 63.58 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID PARCEL DISTANT 11.00 FEET EASTERLY FROM THE SOUTHWEST CORNER OF SAID PARCEL 1;

THENCE NORTH 89° 26' 41" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 11.00 FEET TO THE SAID SOUTHWEST CORNER OF PARCEL 1;

THENCE NORTH 00° 33' 19" EAST ALONG THE WESTERLY LINE OF PARCEL 1, A DISTANCE OF 245.43 FEET TO THE POINT OF BEGINNING;

AREA - 2401 SQUARE FEET.

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

Xicotencatl E. Salazar

XICOTENCATL E. SALAZAR, L.S. 5507
LICENSE EXPIRES 9/30/2008

DATE: DECEMBER 4, 2007



PAGE 1 OF 1

DESCRIPTION APPROVAL
Mark S. Brown
MARK S. BROWN
CITY SURVEYOR
1/25/08
DATE

16370

PARCEL 3
 PARCEL MAP NO. 22120
 P.M.B. 150/93-94

APN 249-060-022-3

N 89°05'15" W

N00°33'19"E
 16.82'

LINE TABLE

- ① N 89° 05' 15" W 8.00'
- ② N 89° 26' 41" W 11.00'

PARCEL 1
 PARCEL MAP NO. 18137
 P.M.B. 109/70-71

HUNSAKER FAMILY TRUST
 APN 249-060-015-7
 PUBLIC STREET EASEMENT
 AREA = 2401 SQ FT

PARCEL 2
 PARCEL MAP NO. 18137
 P.M.B. 109/70-71

APN 249-060-015-8

IOWA AVENUE

℄

℄ COLUMBIA AVENUE

◆ 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"= 60'

Drawn by: XES

Date: 12/04/07

Subject: COLUMBIA AVE & IOWA AVE STREET IMPROVEMENTS

16370

EXHIBIT "A"

A.P.N. 249-060-016-8
PUBLIC STREET EASEMENT

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 18137, AS SHOWN BY A MAP ON FILE IN BOOK 109, PAGES 70 AND 71 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL;

THENCE SOUTH 00° 33' 19" WEST ALONG THE WESTERLY LINE OF SAID PARCEL AND THE EASTERLY RIGHT OF WAY LINE OF IOWA AVENUE AS SHOWN ON SAID MAP, A DISTANCE OF 345.30 FEET TO THE BEGINNING OF A NON TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 39.50 FEET, THROUGH WHICH POINT A RADIAL LINE BEARS SOUTH 61°25'01" WEST;

THENCE SOUTHEASTERLY CONTINUING ALONG SAID WESTERLY LINE AND ALONG SAID CURVE A DISTANCE OF 21.61 FEET THROUGH A CENTRAL ANGLE OF 31°20'41" TO THE SOUTHERLY LINE OF SAID PARCEL AND THE NORTHERLY RIGHT OF WAY LINE OF COLUMBIA AVENUE AS SHOWN ON SAID MAP, THROUGH WHICH POINT A RADIAL LINE BEARS SOUTH 30°04'20" WEST;

THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°04'09" EAST 273.98 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 772.00 FEET;

THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND ALONG SAID CURVE A DISTANCE OF 60.07 FEET THROUGH A CENTRAL ANGLE OF 4°27'30" TO THE SOUTHEASTERLY CORNER OF SAID PARCEL THROUGH WHICH POINT A RADIAL LINE BEARS NORTH 5°23'21" EAST;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL NORTH 00°33'19" EAST A DISTANCE OF 8.80 FEET;

THENCE NORTH 79°35'05" WEST A DISTANCE OF 0.24 FEET TO A LINE PARALLEL WITH AND DISTANT 61.50 FEET NORTHERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF COLUMBIA AVENUE AS SHOWN BY SAID MAP;

THENCE ALONG SAID PARALLEL LINE NORTH 89° 04' 09" WEST A DISTANCE OF 298.04 FEET;
THENCE NORTH 45°44'07" WEST A DISTANCE OF 54.97 FEET TO A LINE PARALLEL WITH AND
DISTANT 11.00 FEET EASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID WESTERLY LINE;
THENCE NORTH 00° 33' 19" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 316.19 FEET TO
SAID NORTHERLY LINE OF PARCEL 2;
THENCE NORTH 89°26'41" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 11.00 FEET TO
THE POINT OF BEGINNING;
AREA – 6865 SQUARE FEET.

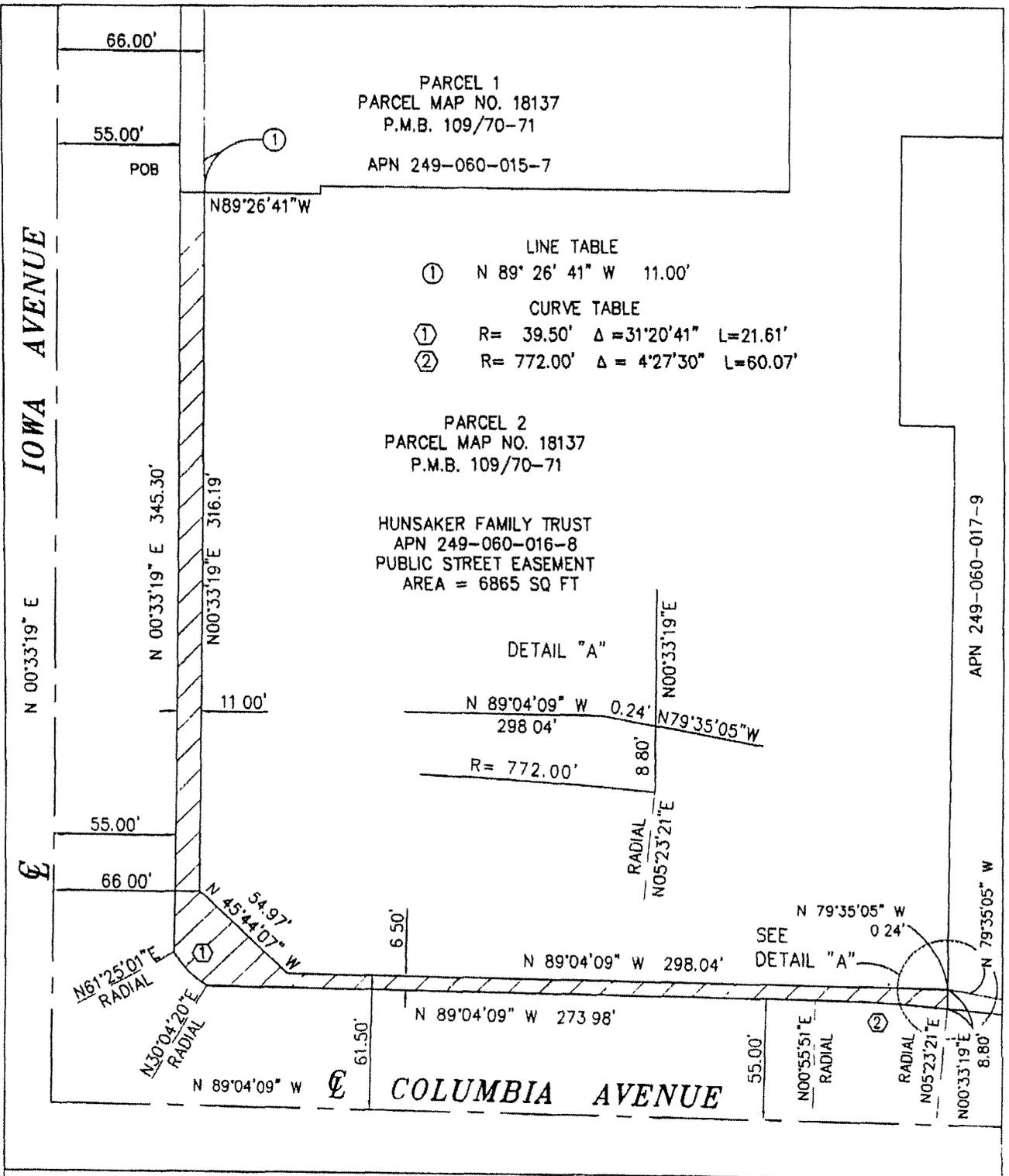
This description was prepared by me or under my direction in
conformance with the requirements of the Land Surveyors Act.

Xicotencatl E. Salazar



XICOTENCATL E. SALAZAR, L.S. 5507 DATE: DECEMBER 4, 2007
LICENSE EXPIRES 9/30/2008

DESCRIPTION APPROVAL
[Signature]
MARK S. BROWN 11/25/08
CITY SURVEYOR DATE



◆ CITY OF RIVERSIDE, CALIFORNIA ◆

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Sheet 1 of 1



Scale 1" = 60'

Drawn by: XES

Date: 12/04/07

Subject: COLUMBIA AVE & IOWA AVE STREET IMPROVEMENTS

16370

EXHIBIT "A"

A.P.N. 249-060-017-9
PUBLIC STREET EASEMENT

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 3 OF PARCEL MAP NO. 18137, AS SHOWN BY A MAP ON FILE IN BOOK 109, PAGES 70 THROUGH 71, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID PARCEL;

THENCE NORTH 00°34'15" EAST ALONG THE EASTERLY LINE OF SAID PARCEL, A DISTANCE OF 15.00 FEET TO A LINE PARALLEL WITH AND DISTANT 55.00 FEET NORTHERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF COLUMBIA AVENUE AS SHOWN ON SAID MAP;

THENCE NORTH 89°04'09" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 218.54 FEET;

THENCE NORTH 79°35'05" WEST LEAVING SAID PARALLEL LINE A DISTANCE OF 39.21 FEET TO THE WESTERLY LINE OF SAID PARCEL;

THENCE SOUTH 00°33'19" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 8.80 FEET TO THE SOUTHERLY LINE OF SAID PARCEL, ALSO BEING A POINT IN A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 772.00 FEET, THROUGH WHICH POINT A RADIAL LINE BEARS NORTH 05°23'21" EAST;

THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND ALONG SAID CURVE A DISTANCE OF 31.99 FEET THROUGH A CENTRAL ANGLE OF 2°22'28" TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1339.99 FEET, THROUGH WHICH POINT A RADIAL LINE BEARS SOUTH 07°45'49" WEST ;

THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND ALONG SAID CURVE A DISTANCE OF 159.80 FEET THROUGH A CENTRAL ANGLE OF 6°49'58" TO THE END OF SAID CURVE;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 89°04'09" EAST A DISTANCE OF 65.99 FEET TO THE POINT OF BEGINNING;

AREA - 3121 SQUARE FEET.

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



Xicotencatl E. Salazar

XICOTENCATL E. SALAZAR, L.S. 5507 DATE: JANUARY 14, 2008
LICENSE EXPIRES 9/30/2008

DESCRIPTION APPROVAL

Mark S Brown 1/23/08
MARK S BROWN DATE
CITY SURVEYOR

PARCEL 3
 PARCEL MAP NO. 18137
 P.M.B. 109/70-71

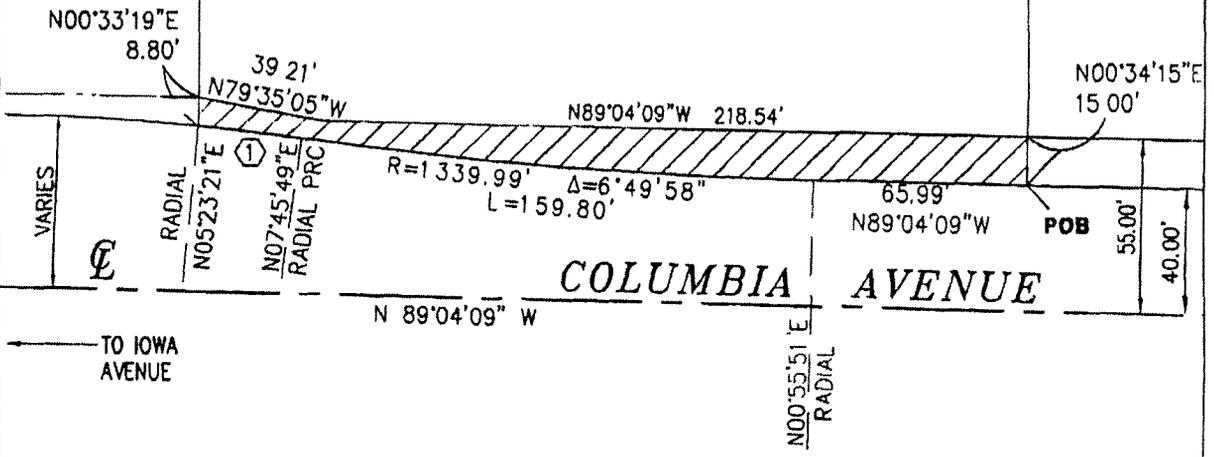
HUNSAKER FAMILY TRUST
 APN 249-060-017-9
 PUBLIC STREET EASEMENT
 AREA = 3121 SQ FT

PARCEL 2
 PARCEL MAP NO. 18137
 P.M.B. 109/70-71
 APN 249-060-016-8

APN 249-060-013-5

CURVE TABLE

① R=772.00' Δ=2°22'28" L=31.99'



◆ CITY OF RIVERSIDE, CALIFORNIA ◆

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Scale 1"= 50'	Drawn by: XES	Date: 01/14/08	Subject: COLUMBIA AVE & IOWA AVE STREET IMPROVEMENTS

16370

EXHIBIT "A"

A.P.N. 249-040-011-1
PUBLIC STREET EASEMENT

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 28709, ON FILE IN BOOK 192, PAGES 79 AND 80, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID PARCEL;

THENCE NORTH 89°26'41" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL A DISTANCE OF 17.57 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 160.00 FEET, THROUGH WHICH POINT A RADIAL LINE BEARS NORTH 77°33'37" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 10.27 FEET THROUGH A CENTRAL ANGLE OF 03°40'36" TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 140.00 FEET, THROUGH WHICH POINT A RADIAL LINE BEARS SOUTH 73°53'01" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 38.03 FEET THROUGH A CENTRAL ANGLE OF 15°33'54" TO A LINE PARALLEL WITH AND DISTANT 10.00 FEET WESTERLY AS MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID PARCEL;

THENCE NORTH 00°33'19" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 131.49 FEET;

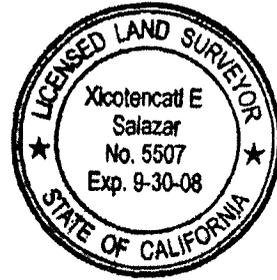
THENCE NORTH 01°35'49" EAST A DISTANCE OF 297.50 FEET TO A POINT IN THE NORTHERLY LINE OF SAID PARCEL, DISTANT 4.60 FEET WESTERLY FROM THE NORTHEAST CORNER OF SAID PARCEL 1;

THENCE SOUTH 89°10'41" EAST ALONG SAID NORTHERLY LINE A DISTANCE OF 4.60 FEET TO SAID NORTHEAST CORNER OF PARCEL 1;

THENCE SOUTH 00°33'19" WEST ALONG SAID EASTERLY LINE OF PARCEL 1, A DISTANCE OF 476.46 TO THE POINT OF BEGINNING.

AREA - 4090 SQUARE FEET.

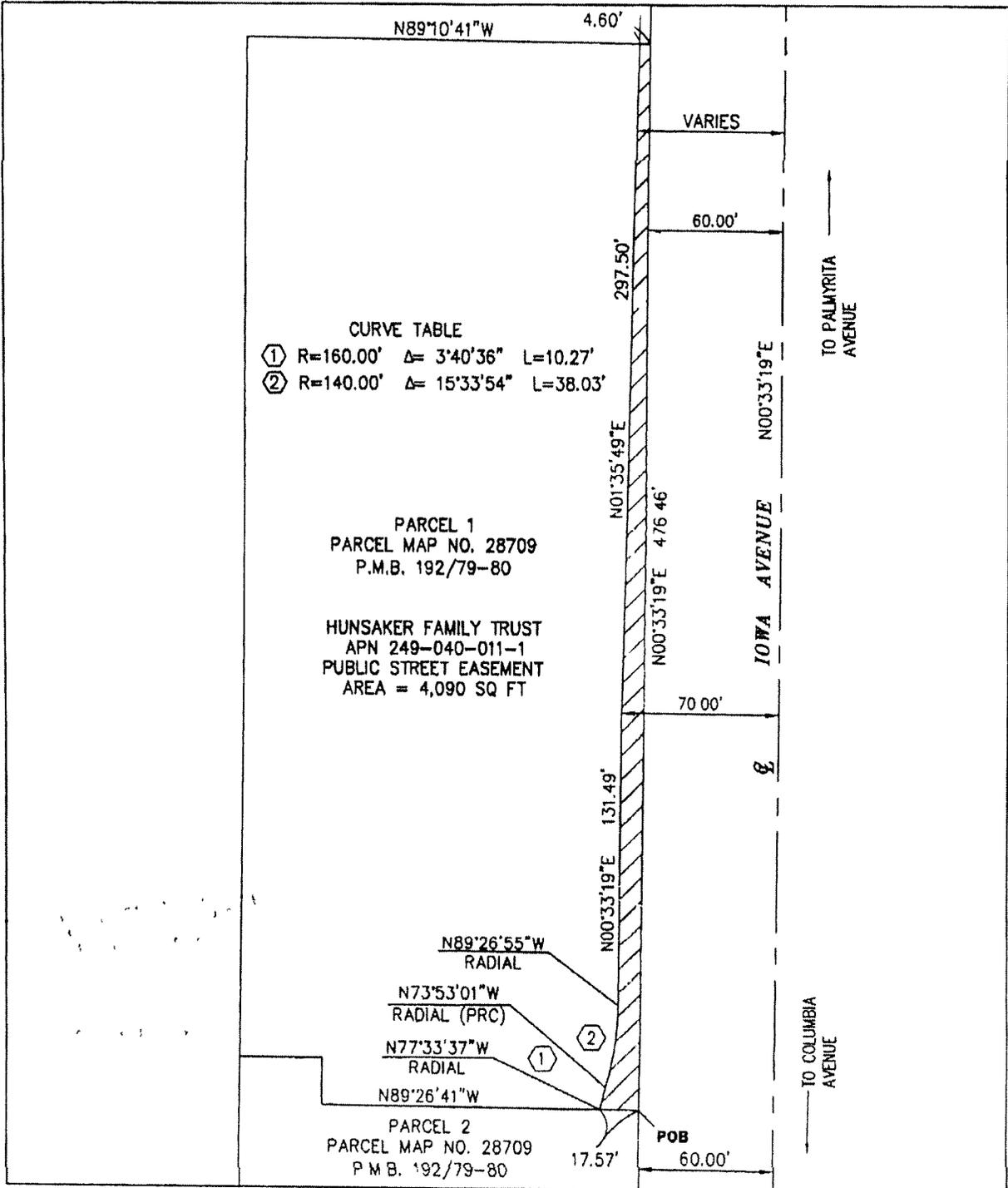
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.



Xicotencatl E. Salazar

XICOTENCATL E. SALAZAR, L.S. 5507 DATE: April 24, 2008
LICENSE EXPIRES 9/30/2008

DESCRIPTION APPROVAL
MSB 5/15/08
MARK S BROWN DATE
CITY SURVEYOR



◆ CITY OF RIVERSIDE, CALIFORNIA ◆

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Scale 1"= 60'	Drawn by: XES	Date: 04/23/08	

16370