

When recorded mail to:

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

DOC # 2012-0075535

02/21/2012 01:17P Fee:NC

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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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			7						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
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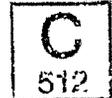
FOR RECORDER'S OFFICE USE ONLY

Project: P11-0544

Por. APN: 209-092-007, 008, 010, 013 & 014

Address: 2278 Main Street

D - 16766



GRANT OF EASEMENT

Saeed Sadvandi and Maryam Sadvandi, husband and wife as joint tenants, as Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the **CITY OF RIVERSIDE**, a California charter city and municipal corporation, 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 1/18/12

Saeed Sadvandi
Saeed Sadvandi

Maryam Sadvandi
Maryam Sadvandi

State of California
County of Riverside } ss

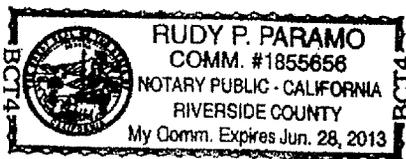
On January 18th, 2012, before me, Rudy P. Paramo,
notary public, personally appeared, Saeed Sadvandi and Maryam Sadvandi

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.

Rudy P. Paramo
Notary Signature

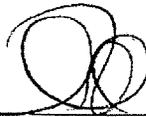


**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a California charter city and 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 2/16/12

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services Manager

APPROVED AS TO FORM

SUPERVISING ATTORNEY



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EXHIBIT "A"
STREET RIGHT-OF-WAY DEDICATION

Those portions of Lots 19, 28, and 29 of E.N. Smith's Subdivision, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 5, Page 179, of Maps, in the office of the County Recorder of said County, described as follow:

BEGINNING at the intersection of the southeasterly line of Main Street (having a half-width of 49.50 feet) and the northeasterly line of Russell Street (having a half-width of 30.00 feet), as per Record of Survey Book 43, Page 92, of Record of Surveys in the office of the County Recorder of said County, said point also being the most northerly corner of that certain parcel of land conveyed to the City of Riverside for road purposes by deed recorded December 12, 1927 in Book 744 of Deeds, Page 502, et. Seq., Records of Riverside County, California;

Thence northeasterly along the northwest line of said Lot 19 North 29° 45' 25" East 25.01 feet;

Thence South 19° 27' 52" East 33.68 feet to a line 33.00 feet northeasterly and parallel with the centerline of Russell Street as per Record of Survey Book 43, Page 92, of Record of Surveys in the office of the County Recorder of said County;

Thence southeasterly along said parallel line South 60° 15' 35" East 316.12 feet;

Thence North 74° 44' 55" East 31.11 feet to a line 33.00 feet northwesterly and parallel with the centerline of Orange Street as per said E. N. Smith's Subdivision map;

Thence northeasterly along said parallel line North 29° 45' 25" East 125.01 feet to the northeast line of said Lot 28;

Thence southeasterly along said northeast line South 60° 15' 35" East 3.00 feet to a line 30.00 feet northwesterly and parallel with the centerline of Orange Street as per said E. N. Smith's Subdivision map;

Thence southwesterly along said parallel line South 29° 45' 25" West 128.61 feet to the east corner of that certain parcel Granted to the City of Riverside by deed recorded April 23, 1976 as Instrument no. 55095 of official records of Riverside County, California, being the beginning of a non-tangent curve concave to the north having a radius of 39.50 feet, a radial line through said point bears South 37° 46' 07" East;

Thence southwesterly 31.05 feet along said curve through a central angle of 45° 02' 05" to a line 30.00 feet northeasterly and parallel with the centerline of Russell Street as per Record of Survey Book 43, Page 92, of Record of Surveys in the office of the County Recorder of said County, a radial line through said point bears South 07° 15' 57" West;



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Thence northwesterly along said parallel line North 60° 15' 35" West 345.23 feet to the point of **BEGINNING.**

Containing 0.04 Acres, more or less.
As more particularly shown on Exhibit "B"

Atanacio Payan
Atanacio Payan, PLS 7796
My registration expires 12/31/2013



Date: 12-28-2011

DESCRIPTION / APPROVAL

BY: [Signature] 1/11/12
DATE

FOR: MARK S. BROWN
CITY SURVEYOR



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EXHIBIT "B"

PREPARED FROM RECORDED MAPS.
E.N. SMITH'S SUBDIVISION MB 5/179
BEARINGS FROM R/S 43/92

LINE	BEARING	DISTANCE
L1	N 29°45'25" E	25.01'
L2	S 19°27'52" E	33.68'
L3	N 74°44'55" E	31.11'
L4	N 29°45'25" E	125.01'
L5	S 60°15'35" E	3.00'
L6	S 29°45'25" W	128.61'
L7	N 29°45'25" E	124.99'
L8	N 60°15'35" W	49.50'
L9	N 60°15'35" W	30.00'

CURVE	RADIUS	DELTA	LENGTH
C1	39.50'	45°02'05"	31.05'

- (A) PARCEL GRANTED TO THE CITY OF RIVERSIDE BY DEED RECORDED DECEMBER 12, 1927 IN BOOK 744, PAGE 502, OF DEEDS.
- (B) PARCEL GRANTED TO THE CITY OF RIVERSIDE BY DEED RECORDED APRIL 23, 1976 AS INSTRUMENT NO. 55095 OF OFFICIAL RECORDS.

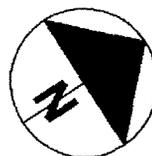
PREPARED BY ME OR UNDER MY
DIRECTION AND SUPERVISION

Atanacio Payan

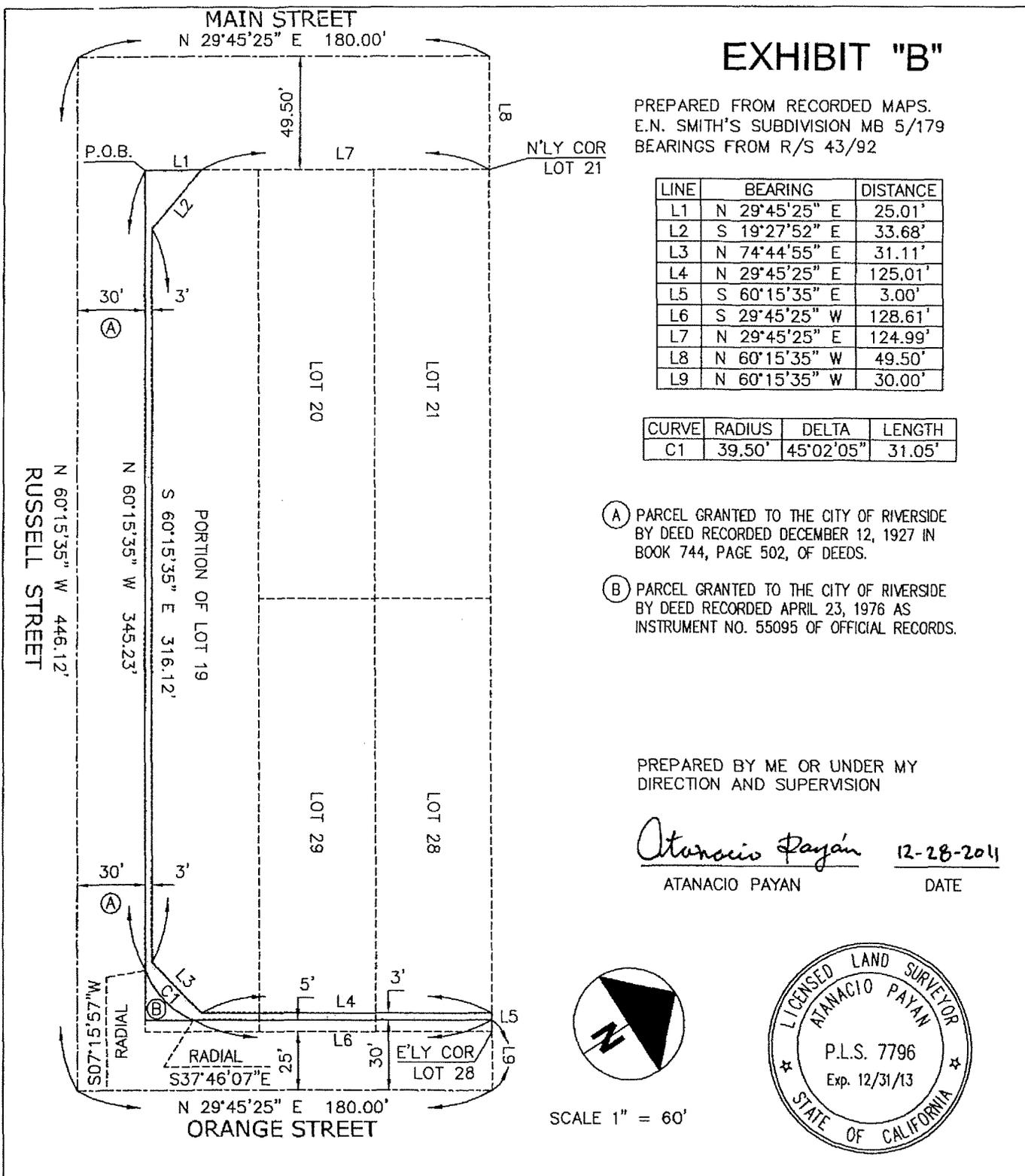
12-28-2011

ATANACIO PAYAN

DATE



SCALE 1" = 60'



PREPARED BY:

PAYAN SURVEYING, INC.

2404 Mary Clare St.
Corona, CA 92882
Tel. (951) 858-6812
atanacio.payan@att.net

EXHIBIT "B"
MAP TO ACCOMPANY LEGAL DESCRIPTION
STREET RIGHT-OF-WAY DEDICATION
CITY OF RIVERSIDE, CA.





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
SUPERVISING DEPUTY CITY ATTORNEY

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Date: 2-21-12
Signature: Sheryn Smay
Print Name: SHERYN SMAY