

When recorded mail to:

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

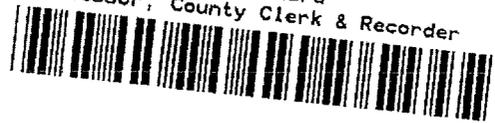
DOC # 2012-0478423
10/05/2012 03:52P Fee:NC

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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FOR RECORDER'S OFFICE USE ONLY

Project: Tequesquite Widening
POR. A.P.N. 217-092-001

D - 16829



GRANT OF EASEMENT

VANOWEN HOLDINGS, 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 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 9/19/2012

VANOWEN HOLDINGS, LLC, a California
limited liability company

[Signature]
Robert Assil, Manager

State of California

County of Los Angeles } ss

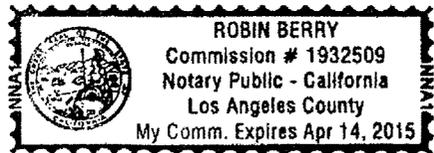
On 9/19/2012, before me, Robin Berry,
notary public, personally appeared, Robert Assil

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) 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.

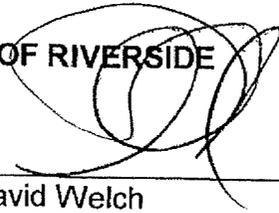
[Signature]
Notary Signature



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

Dated 10/4/12

CITY OF RIVERSIDE
By 
David Welch
Real Property Services Manager

TEQUESQUITE WIDENING.DOC

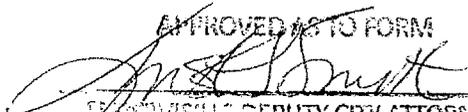
APPROVED AS TO FORM

SE/RIVERSIDE CITY ATTORNEY

EXHIBIT "A"

PORTION APN 217-092-001
STREET AND HIGHWAY EASEMENT

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING THAT PORTION OF LOT 161 OF THE MAP OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION ON FILE IN MAP BOOK 7, PAGE 3 THEREOF RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF TEQUESQUITE AVENUE AND SAN ANDREAS AVENUE AS SHOWN ON TRACT 5347, ON FILE IN MAP BOOK 80, PAGES 5 AND 6 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH $74^{\circ}48'03''$ EAST, ALONG THE CENTERLINE OF TEQUESQUITE AVENUE, A DISTANCE OF 174.83 FEET;

THENCE NORTH $15^{\circ}11'57''$ WEST, AT RIGHT ANGLES TO SAID CENTERLINE, A DISTANCE OF 44.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH $54^{\circ}23'26''$ WEST, A DISTANCE OF 31.57 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 117.00 FEET, AND FROM WHICH THE RADIUS POINT BEARS NORTH $78^{\circ}59'57''$ EAST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $40^{\circ}43'19''$, AN ARC DISTANCE OF 83.16 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 33.00 FEET SOUTHEASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF SAID SAN ANDREAS AVENUE;

THENCE NORTH $29^{\circ}43'16''$ EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 376.33 FEET TO THE MOST WESTERLY CORNER OF LOT 6 OF BRAEMAR TERRACE ON FILE IN MAP BOOK 39, PAGE 60 THEREOF, RECORDS OF SAID RIVERSIDE COUNTY;

THENCE NORTH $59^{\circ}57'44''$ WEST, ALONG THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LOT 6, A DISTANCE OF 3.00 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAN ANDREAS AVENUE (FORMERLY ALVARADO STREET) (30 FOOT HALF WIDTH) AS DESCRIBED IN RIVERSIDE CITY COUNCIL RESOLUTION NO. 6259, RECORDED IN BOOK 1612 PAGE 134, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE SOUTH $29^{\circ}43'16''$ WEST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF SAN ANDREAS AVENUE, A DISTANCE OF 545.30 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF TEQUESQUITE AVENUE (25 FOOT HALF-WIDTH) AS SHOWN ON SAID BRAEMAR TERRACE;

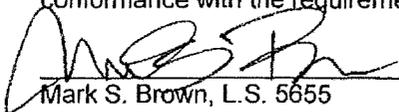
THENCE NORTH $74^{\circ}48'03''$ EAST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF TEQUESQUITE AVENUE, A DISTANCE OF 615.80 FEET TO THE SOUTHWESTERLY LINE OF LOT "A" OF SAID BRAEMAR TERRACE;

THENCE NORTH 15°11'57" WEST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 19.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT "A", ALSO BEING THE MOST SOUTHERLY CORNER OF LOT 1 OF SAID BRAEMAR TERRACE, SAID POINT ALSO BEING ON A LINE THAT IS PARALLEL AND 44.00 FEET NORTHWESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF SAID TEQUESQUITE AVENUE;

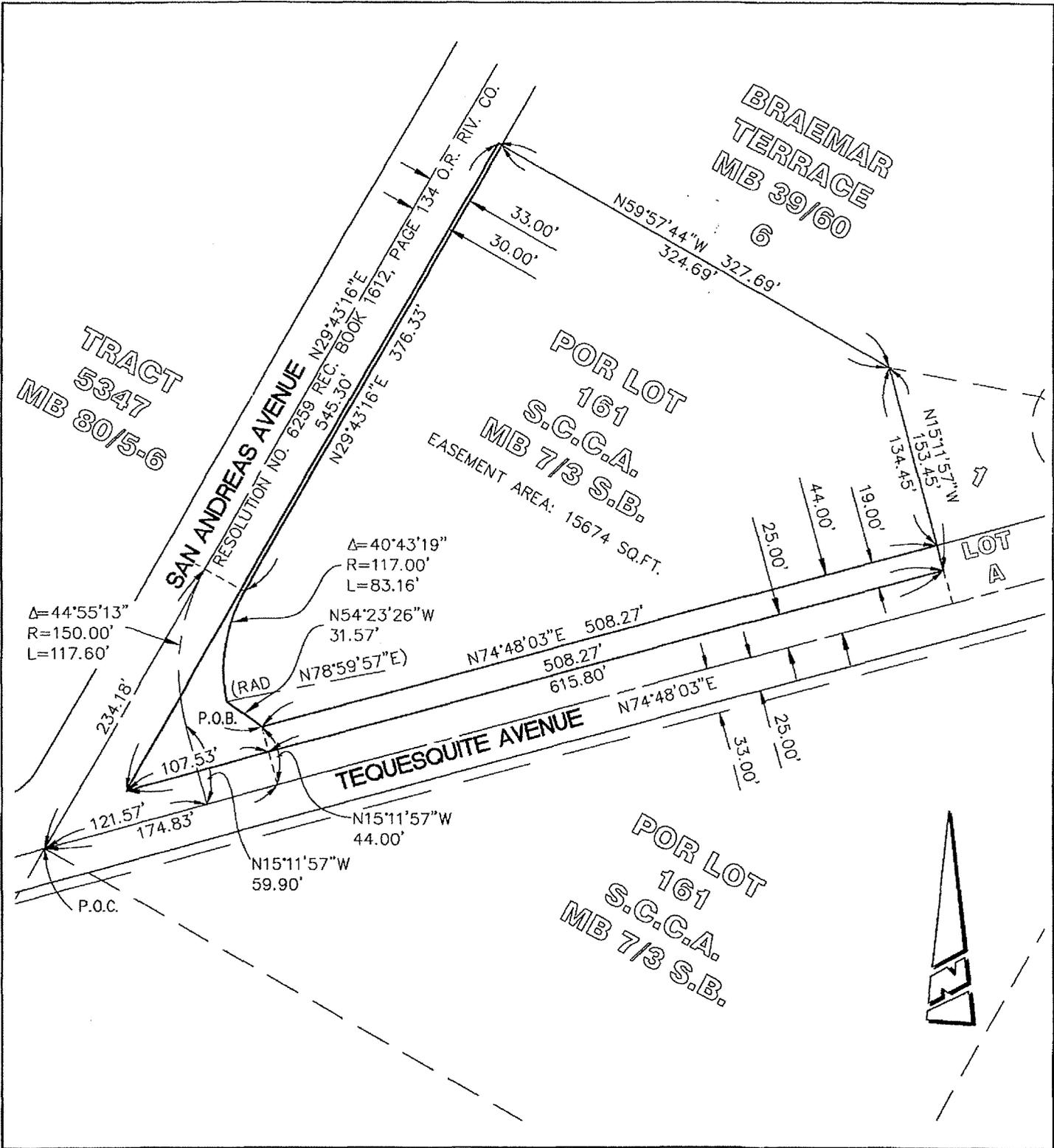
THENCE SOUTH 74°48'03" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 508.27 FEET TO THE POINT OF BEGINNING.

AREA: 15,674 SQUARE FEET, MORE OF LESS.

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

 9/5/2012 Prep. _____
Mark S. Brown, L.S. 5655 Date





● 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"=50' DRAWN BY: MSB DATE: 02/14/2012 SUBJECT: TEQUESQUITE AND SAN ANDREAS R/W

16829