

When recorded mail to:

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

2015-0242340

06/09/2015 03:26 PM Fee: \$ 0.00

Page 1 of 6

Recorded in Official Records
County of Riverside
Peter Aldana
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)

155					R	A	Exam: 389		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
0									
SIZE	NCOR	SMF	NCHG				NCHG		

Project: PW11-0295
Por. APN: 231-020-005 - 010
Address: 3747 Monroe Street

D - 17186

Ⓟ

GRANT OF EASEMENT

California Baptist University, a California corporation, 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 9/15/2011

California Baptist University,
a California corporation

By: [Signature]

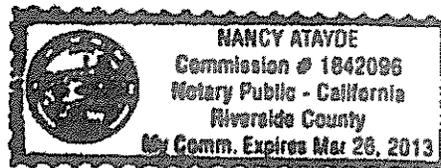
By: _____

Print Name: MARK HOWE

Print Name: _____

Title: CFO

Title: _____



State of California

County of Riverside }

ss

On Sept 15, 2011, before me, Nancy Atayde,
notary public, personally appeared, Mark Howe

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.

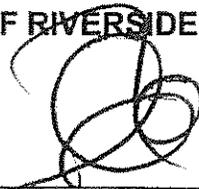
[Signature]
Notary Signature

**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 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 6-4-2015

CITY OF RIVERSIDE

By: 

David Wehl
Real Property Services Manager

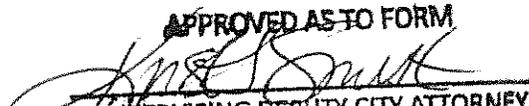
APPROVED AS TO FORM

SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT "A"
RIGHT OF WAY DEDICATION

That portion of Lot 4, Block 23, of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72, thereof (previously shown by map on file in Book 1 Page 70 of Maps) records of San Bernardino County, California, within the City of Riverside, State of California, said portion more particularly described as follows:

BEGINNING at the most Westerly corner of said Lot 4, said corner being on the Southeasterly 66.00 foot half width sideline of Magnolia Avenue as shown on said Map;

THENCE along said sideline and the Northwesterly line of said Lot 4, North 56°23'19" East, a distance of 27.03 feet;

THENCE South 22°29'06" West, a distance of 27.76 feet to a line lying 44.00 feet Northeasterly of, and parallel with the centerline of Monroe Street as shown on said Map;

THENCE along said parallel line, South 33°35'54" East, a distance of 645.56 feet to a point on the Southeasterly line of said Lot 4;

THENCE along said Southeasterly line, South 56°23'18" West, a distance of 4.00 feet to a point on the 40.00 foot half width sideline of said Monroe Street, said point being the most Southerly corner of said Lot 4;

THENCE along said sideline, North 33°35'54" West, a distance of 661.04 feet to the **TRUE POINT OF BEGINNING.**

Containing 2822 square feet, more or less.



Robert A. Stockton, RCE 33591
Expiration June 30, 2012



Date



DESCRIPTION APPROVAL:

BY:  9/6/11
DATE

FOR: MARK S. BROWN
CITY SURVEYOR

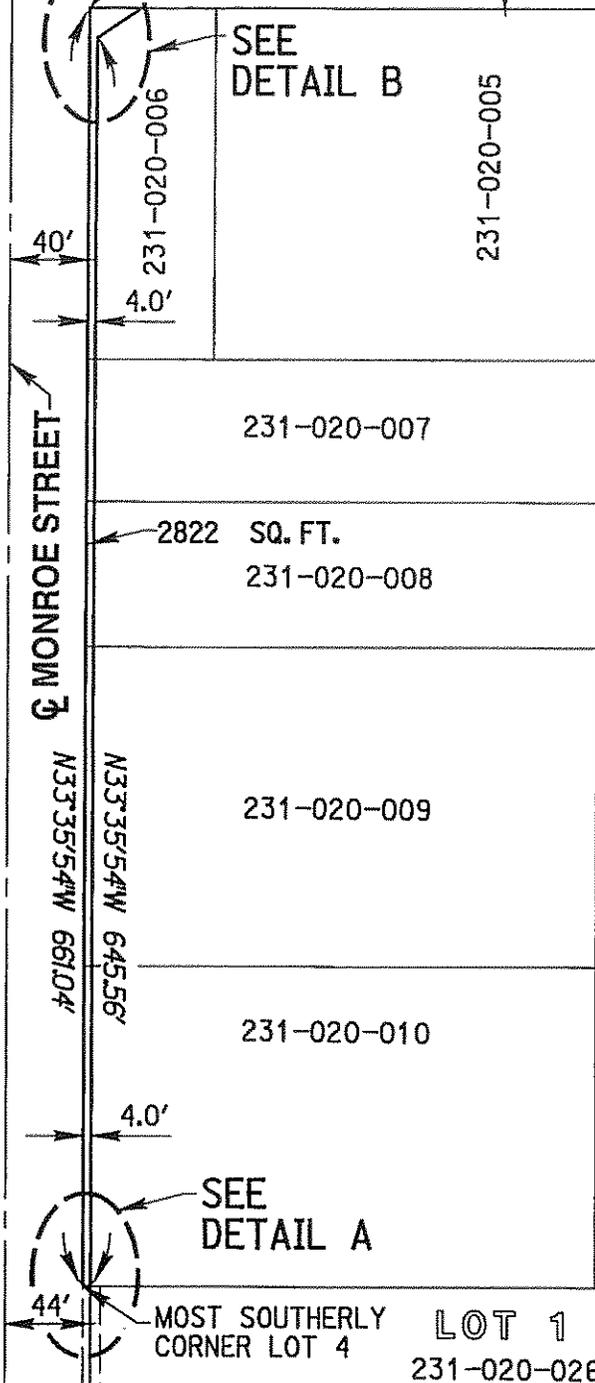
D-17186

CL MAGNOLIA AVENUE

SHEET 1 OF 1 SHEET

POB MOST WESTERLY CORNER LOT 4

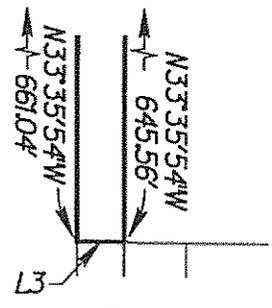
GRANT DEED INST NO. 8991 JAN 15, 1982



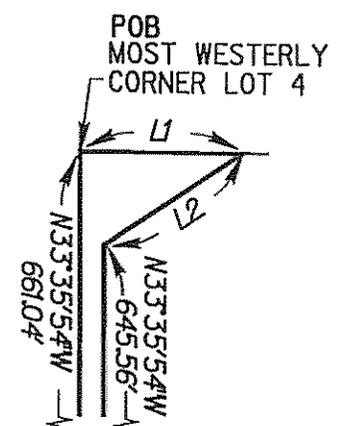
TRACT NO 18586
MB 139/80-81
LOT 1

LOT 4
BLOCK 23
MB 1/72
S.B.

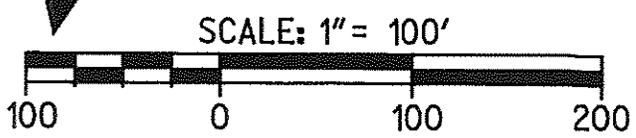
NAME	LINE DIRECTION	LENGTH
L1	N 56°23'19" E	27.03'
L2	N 22°29'06" E	27.76'
L3	N 56°23'18" E	4.00'



DETAIL A
N.T.S.



DETAIL B
N.T.S.



CITY OF RIVERSIDE

D-17186

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.



1770 IOWA AVENUE - SUITE 100
RIVERSIDE, CA 92507
951.782.0707
(FAX)951.782.0723

rickengineering.com

San Diego - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

RIGHT OF WAY DEDICATION

SCALE: 1"=100' DATE: AUG. 11, 2011



PETER ALDANA
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):

City of Riverside
City Clerk's Office

DAVID WELCH
REAL PROPERTY SERVICES MANAGER

Date: 6-9-15

Signature: Sheryn Smay

Print Name: SHERYN SMAY