

When recorded mail to:

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

2016-0010739

01/12/2016 10:50 AM 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)

157					R	A	Exam: 080		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
10	1								
SIZE	NCOR	SMF	NCHG	T:	11/11/600				

Project: Tract 31147 Lot 1 - Open Space Easement
APN: 168-340-034
Address: 4480 Gilchrist Drive

D- 17253



OPEN SPACE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **D.R. Horton Los Angeles Holding Company, a California Corporation**, as Grantor(s), grant(s) to the CITY OF RIVERSIDE, a California charter city and municipal corporation, its successors and assigns, an easement for Open Space purposes to preserve and maintain said land in it's natural condition, to be kept free of buildings, structures, materials, fencing, equipment, and earthfill or deposit, in, under, upon, over and along that certain real property described in **EXHIBIT A** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Said Open Space Easement does not include any right of access and the City of Riverside shall not have any responsibility for maintenance thereof.

D-17256

Dated December 16, 2015

**D. R. Horton Los Angeles Holding Company,
a California Corporation**

By: [Signature]

By: [Signature]

Print Name: Todd Funk

Print Name: Barbara M. Murakami

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside } ss

On December 16, 2015, before me, Jennifer L. O'Leary,

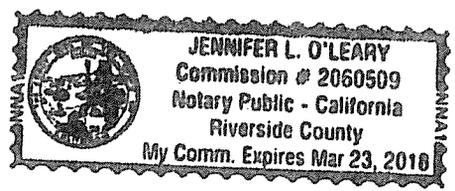
notary public, personally appeared, Todd Funk and Barbara M. Murakami

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



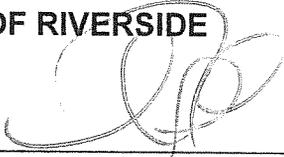
D-17256

**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 Jan. 7, 2016

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services Manager

APPROVED AS TO FORM:

BY: 
CHIEF ASSISTANT CITY ATTORNEY

D-17256

EXHIBIT "A"

APN: 168-340-034

ADDRESS: 4480 GILCHRIST DRIVE

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

BEING A PORTION OF LOT 1 OF TRACT NO. 31147, PER MAP FILED IN BOOK 441, PAGES 32 THROUGH 40, INCLUSIVE OF MAPS, RECORDS OF SAID RIVERSIDE COUNTY.

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 1;

THENCE NORTH 86°04'30" EAST ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 199.56 FEET;

THENCE SOUTH 3°55'30" EAST, A DISTANCE OF 19.11 FEET;

THENCE SOUTH 46°51'53" EAST, A DISTANCE OF 1.77 FEET;

THENCE SOUTH 69°54'32" WEST, A DISTANCE OF 12.49 FEET;

THENCE SOUTH 22°39'58" EAST, A DISTANCE OF 54.29 FEET;

THENCE SOUTH 19°46'08" EAST, A DISTANCE OF 64.88 FEET;

THENCE SOUTH 19°41'36" EAST, A DISTANCE OF 58.48 FEET;

THENCE SOUTH 9°17'53" EAST, A DISTANCE OF 30.88 FEET;

THENCE SOUTH 44°24'50" EAST, A DISTANCE OF 51.32 FEET;

THENCE SOUTH 63°40'10" EAST, A DISTANCE OF 54.67 FEET;

THENCE SOUTH 80°56'43" EAST, A DISTANCE OF 44.24 FEET;

THENCE NORTH 88°05'13" EAST, A DISTANCE OF 44.54 FEET;

THENCE SOUTH 1°54'47" EAST, A DISTANCE OF 2.87 FEET TO THE SOUTHERLY LINE OF SAID LOT 1;

THENCE SOUTH 88°05'13" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 276.51 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1;

THENCE NORTH 38°19'27" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 193.55 FEET TO AN ANGLE POINT THEREIN;

EXHIBIT "A"

THENCE NORTH 14°21'12" WEST ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 138.55 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 1.27 ACRES, MORE OR LESS.

PREPARED BY ME OR UNDER MY SUPERVISION:

Gordon D. Edwards
12-2-2015

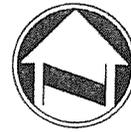
GORDON D. EDWARDS, PLS 6678
EXPIRATION 6-30-2016



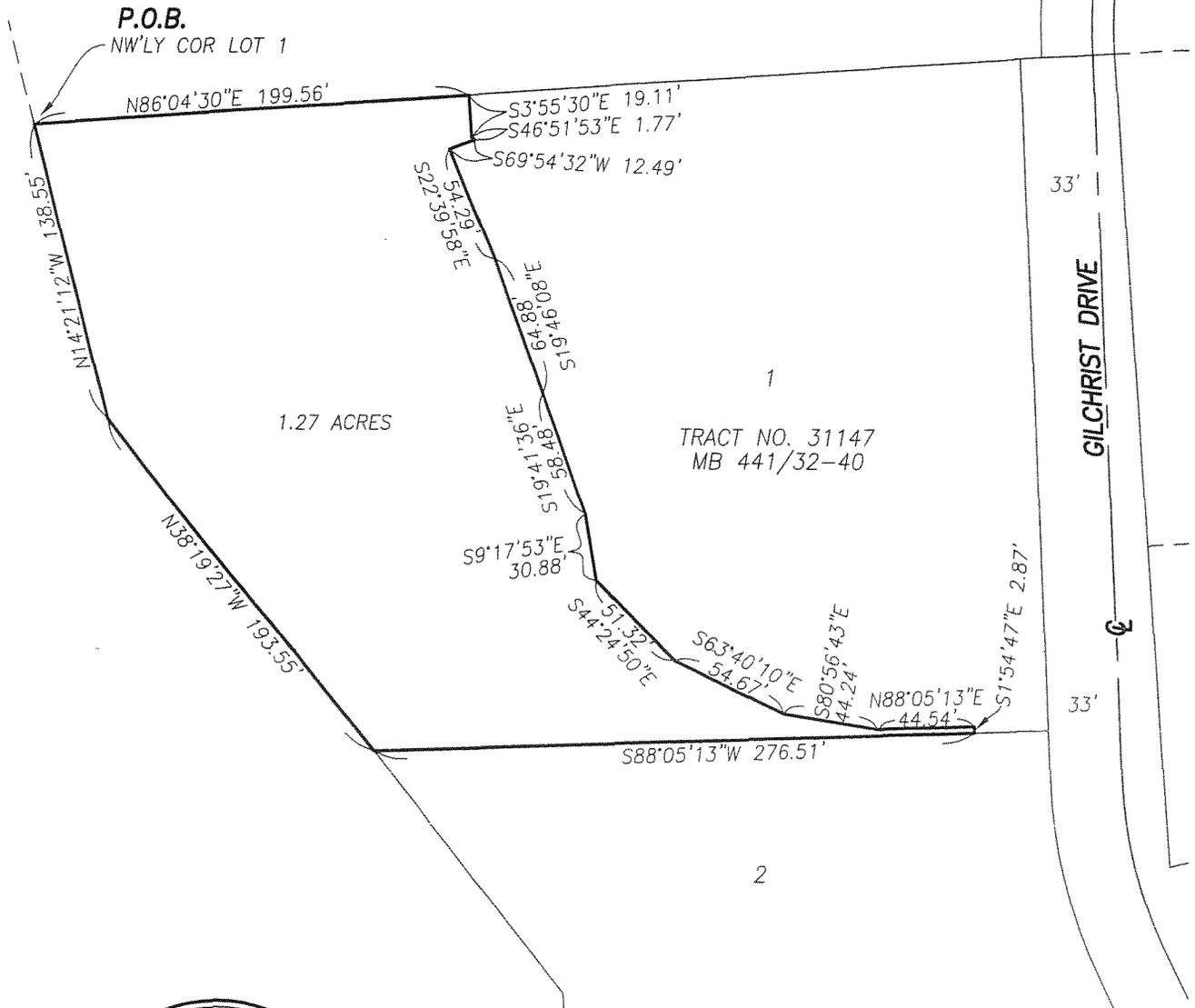
DESCRIPTION APPROVAL:

Curtis C. Stephens *12/2/15*
CURTIS C. STEPHENS, L.S. 7519 DATE
CITY SURVEYOR

RS 95 / 35



1" = 80'



D-17256

PLAT PREPARED BY:

adkan ENGINEERS

Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 · Fax: (951) 688-0599

JOB NO. 8701

DATE: 12-02-2015

CLIENT: D.R. HORTON

APPROVED BY:

GORDON D. EDWARDS, PLS 6678

PLAT TO ACCOMPANY LEGAL DESCRIPTION