

When recorded mail to:

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

2016-0010741

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)

156					R	A	Exam: (290)		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
6	1								
SIZE	NCOR	SMF	NCHG	T:	NCCPCC				

Project: Tract 31147 Lot 3 - Open Space Easement
APN: 168-340-036
Address: 4420 Gilchrist Drive

D-

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-17258

Dated December 16, 2015

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

By: [Signature]

Print Name: TODD FUNK

By: [Signature]

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-17258

**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-17258

EXHIBIT "A"

APN 168-340-036
ADDRESS: 4420 GILCHRIST DRIVE

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

BEING A PORTION OF LOT 3 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 3;

THENCE NORTH 65°03'24" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 3, A DISTANCE OF 227.00 FEET;

THENCE SOUTH 57°11'44" EAST, A DISTANCE OF 115.28 FEET;

THENCE SOUTH 66°18'42" WEST, A DISTANCE OF 49.89 FEET;

THENCE SOUTH 85°26'44" WEST, A DISTANCE OF 16.35 FEET;

THENCE NORTH 77°17'32" WEST, A DISTANCE OF 3.93 FEET;

THENCE NORTH 81°11'46" WEST, A DISTANCE OF 36.31 FEET;

THENCE NORTH 86°39'32" WEST, A DISTANCE OF 20.30 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 15.50 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°53'16", AN ARC LENGTH OF 14.85 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 63.81 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 51°32'48" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°38'15", AN ARC LENGTH OF 24.10 FEET;

THENCE NON-TANGENT TO LAST SAID CURVE, SOUTH 70°15'56" EAST, A DISTANCE OF 0.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 16.50 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 82°19'13" WEST;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°00'32", AN ARC LENGTH OF 8.93 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 23°19'45" EAST, A DISTANCE OF 35.84 FEET;

THENCE SOUTH 22°32'45" EAST, A DISTANCE OF 58.87 FEET;

EXHIBIT "A"

THENCE SOUTH 80°30'16" EAST, A DISTANCE OF 98.94 FEET;

THENCE SOUTH 46°11'48" EAST, A DISTANCE OF 78.42 FEET TO THE SOUTHERLY LINE OF SAID LOT 3;

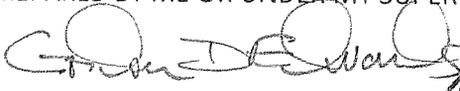
THENCE NORTH 82°22'07" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 376.63 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 3;

THENCE NORTH 16°03'51" EAST ALONG THE WESTERLY LINE OF SAID LOT 3, A DISTANCE OF 90.61 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 1°14'31" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 37.16 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 1.05 ACRES, MORE OR LESS.

PREPARED BY ME OR UNDER MY SUPERVISION:


12-2-2015

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



DESCRIPTION APPROVAL:


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



1" = 80'

TRACT NO.
32741 MB
443 / 28-31

P.O.B.
NW'LY COR
LOT 3

N1°14'31"W
37.16'

N16°03'51"E
90.61'

N65°03'24"E 227.00'

N73°11'03"W(R)

S57°11'44"E 115.28'

N51°32'48"W(R) (PCC)

N82°19'13"W(R)

S23°19'45"E 35.84'

S27°32'45"E 59.81'

S80°30'16"E 98.94'

N82°22'07"W 376.63'

S46°11'48"E
78.42'

1.05 ACRES

TRACT NO. 31147
MB 441/32-40

COURSE DATA

- ① S85°26'44"W 16.35'
- ② N77°17'32"W 3.93'
- ③ N81°11'46"W 36.31'
- ④ N86°39'32"W 20.30'
- ⑤ Δ=54°53'16" R=15.50' L=14.85'
- ⑥ Δ=21°38'15" R=63.81' L=24.10'
- ⑦ S70°15'56"E 0.28'
- ⑧ Δ=31°00'32" R=16.50' L=8.93'



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
 APPROVED BY:

 GORDON D. EDWARDS, PLS 6678

DATE: 12-02-2015

CLIENT: D.R. HORTON
 PLAT TO ACCOMPANY LEGAL DESCRIPTION

D-17258