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

JAN 26 1996

Recorded in Official Records
of Riverside County, California
Recorder
Fees \$

FREE RECORDING

This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code §6103)

FOR RECORDER'S OFFICE USE ONLY

Project: **PD-005-856**
Quail Run Rd.

13929

GRANT OF EASEMENT

THE SPANOS CORPORATION, a California Corporation, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, 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 1-15-96

THE SPANOS CORPORATION,
a California Corporation

by *Ray Hanes*

title VICE PRESIDENT

by _____

title _____

GENERAL ACKNOWLEDGEMENT

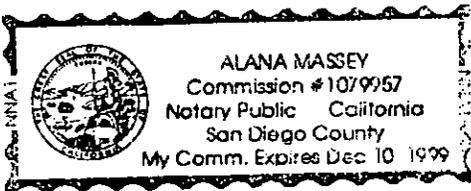
State of California }
County of San Diego } ss

On Jan 15, 1996, before me Alana Massey, Notary Public
(date) (name)

a Notary Public in and for said State, personally appeared

Ray Hanes
Name(s) of Signer(s)

personally known to me - OR - 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.



WITNESS my hand and official seal.

Alana Massey
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

- () Partner(s)
- () General
- () Limited

The party(ies) executing this document is/are representing:

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, California, a 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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 1/22/96

D. H. Head
Real Property Services Manager
of the City of Riverside

pd005856.str

APPROVED AS TO FORM

Stan T. Yamamoto, City Attorney

PARCEL 1

That portion of Lot 1 of Tract No. 14540, as shown by map on file in Book 163 of Maps at pages 52 through 56 inclusive thereof, Records of Riverside County, California, described as follows:

Commencing at the most westerly corner of Lot "A" (Quail Run Road) as shown on said map;

Thence North $46^{\circ} 33' 08''$ East, a distance of 33.26 feet;

Thence North $00^{\circ} 04' 10''$ East, a distance of 90.15 feet to the beginning of a tangent curve, concave easterly, having a radius of 233.00 feet;

Thence northerly along said curve, to the right, through a central angle of $15^{\circ} 00' 00''$, an arc distance of 61.00 feet to the end thereof;

Thence North $15^{\circ} 04' 10''$ East, a distance of 46.99 feet to the beginning of a tangent curve, concave southerly, having a radius of 51.00 feet;

The last four (4) courses and distances follow the westerly right-of-way line of said Lot "A" (Quail Run Road);

Thence northeasterly and easterly along said curve, to the right, through a central angle of $105^{\circ} 01' 11''$, an arc distance of 93.48 feet to a point in the easterly right-of-way line of said Lot "A" for the TRUE POINT OF BEGINNING, the radial line at said point bears North $30^{\circ} 05' 21''$ East;

Thence continuing southerly along said curve, to the right, through a central angle of $94^{\circ} 19' 58''$, an arc distance of 83.97 feet to the end thereof;

Thence South $34^{\circ} 25' 19''$ West, a distance of 49.67 feet to the beginning of a tangent curve, concave easterly, having a radius of 100.00 feet;

Thence southerly along said curve, to the left, through a central angle of $34^{\circ} 21' 09''$, an arc distance of 59.96 feet to a point in the easterly right-of-way line of said Lot "A";

Thence North $00^{\circ} 04' 10''$ East, a distance of 33.72 feet to the beginning of a tangent curve, concave easterly, having a radius of 167.00 feet;

Thence northerly along said curve, to the right, through a central angle of $15^{\circ} 00' 00''$, an arc distance of 43.72 feet to the end thereof;

Thence North $15^{\circ} 04' 10''$ East, a distance of 56.99 feet to the beginning of a tangent curve, concave westerly, having a radius of 433.00 feet;

Thence northerly along said curve, to the left, through a central angle of $05^{\circ} 12' 07''$, an arc distance of 39.31 feet to the true point of beginning, the radial line at said point bears South $80^{\circ} 07' 57''$ East;

The last four (4) courses and distances follow said easterly right-of-way line of said Lot "A";

Containing 0.08 acres, more or less.

PARCEL 2

That portion of Lot 1 of Tract No. 14540, as shown by map on file in Book 163 of Maps at pages 52 through 56 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the northwest corner of the south half, of the southeast quarter of the northwest quarter of the northeast quarter of Section 32, Township 2 South, Range 4 West, San Bernardino Meridian, said corner also being an angle point in said Lot 1;

Thence North $70^{\circ} 30' 20''$ East along the boundary line of said Lot 1, a distance of 172.76 feet to a point therein, said point being the beginning of a tangent curve, concave northwesterly, having a radius of 233.00 feet;

Thence northeasterly along said curve, to the left, through a central angle of $79^{\circ} 03' 40''$, an arc distance of 321.51 feet to the end thereof;

Thence North $08^{\circ} 33' 20''$ West, a distance of 44.77 feet to a point in said boundary line;

Thence South $58^{\circ} 23' 20''$ West along said boundary line, a distance of 1.32 feet to the beginning of a non-tangent curve, concave westerly, having a radius of 233.00 feet, the radial line at said point bears North $87^{\circ} 17' 35''$ East;

Thence southerly along said curve, to the right, through a central angle of 13° 57' 25", an arc distance of 56.76 feet to the end thereof;

Thence South 11° 15' 00" West, a distance of 31.14 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 233.00 feet;

Thence southwesterly along said curve, to the right, through a central angle of 59° 15' 20", an arc distance of 240.97 feet to the end thereof;

Thence South 70° 30' 20" West, a distance of 206.13 feet to the beginning of a tangent curve, concave southerly, having a radius of 167.00 feet;

Thence westerly along said curve, to the left, through a central angle of 04° 33' 53", an arc distance of 13.30 feet to a point of cusp with a curve, concave northerly, having a radius of 51.00 feet, the radial line at said point having a radius of 167.00 feet bears North 24° 03' 33" West, the radial line at said point having a radius of 51.00 feet bears South 57° 26' 22" West;

The last six (6) courses and distances follow the boundary line of said Lot 1.

Thence easterly along said last mentioned curve, to the left, through a central angle of 76° 56' 02", an arc distance of 68.48 feet to the point of beginning.

Containing 0.41 acres, more or less.

PREPARED UNDER MY SUPERVISION:

Matthew E. Webb
Matthew E. Webb, L.S. 5529

9/7/95
Date

Prepared by: [Signature]
Checked by: [Signature]

DESCRIPTION APPROVAL 9/13/95
[Signature] by [Signature]
SURVEYOR, CITY OF RIVERSIDE



EXHIBIT "B"

LOT 3

PORTION OF QUAIL RUN ROAD

LOT 2

PARCEL 2
SEE SHEET 3

SECTION 32
T.2 S., R.4 W.,
S. B. M.



TRACT NO. 14540

M.B. 163/52-56

LOT 1

PARCEL 1
SEE SHEET 2

CENTRAL AVENUE

INDEX MAP

CITY OF RIVERSIDE, CALIFORNIA

42-8
57-2

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 3

94-336
PLAN 705

SCALE: 1" = 200'

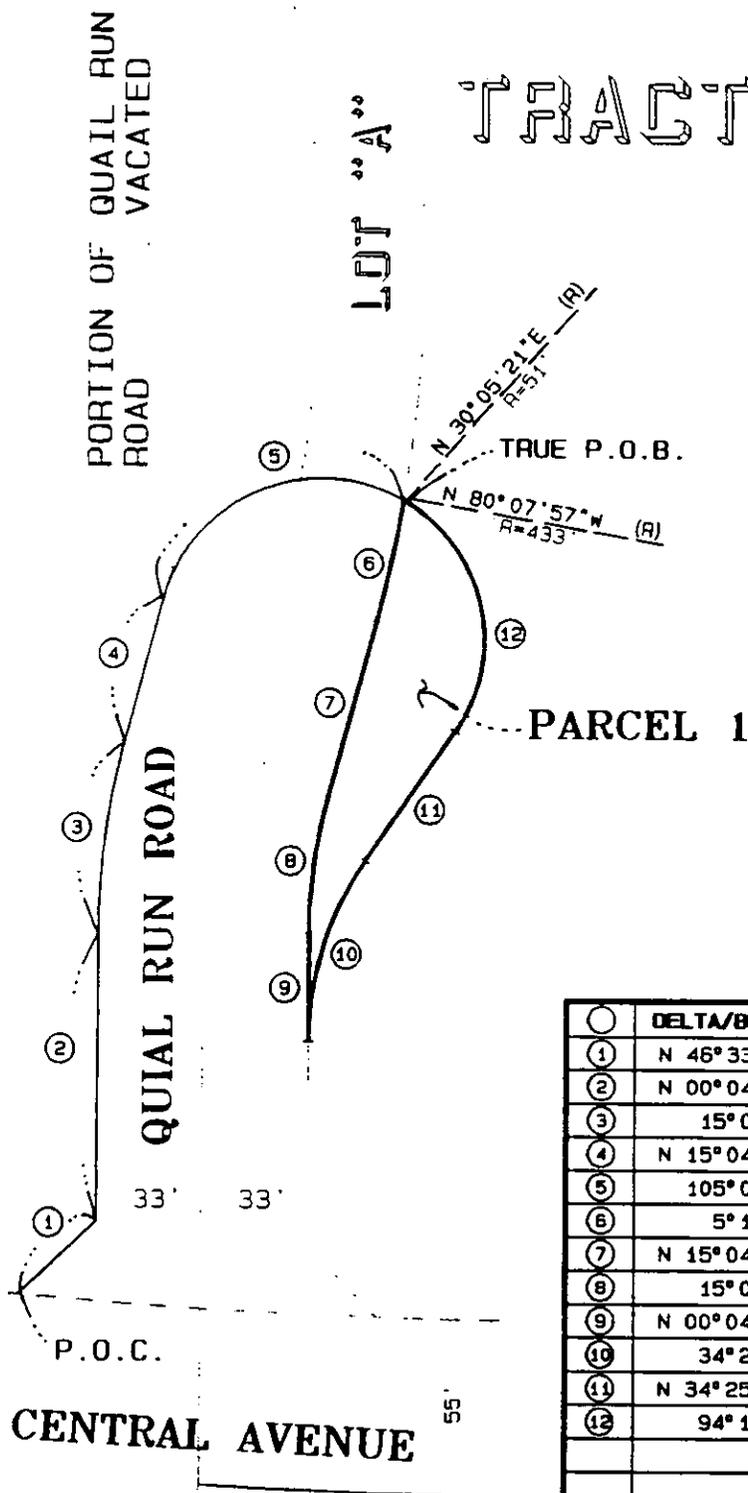
DRWN BY abu DATE 9/7/95
CHKD BY ajg DATE 9/9/95

SUBJECT: PRD-5-856 (REVISED)

EXHIBIT "B"

TRACT NO. 14540

M.B. 163/52-56



DATA

○	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
①	N 46° 33' 08" E		33.26	
②	N 00° 04' 10" E		90.15	
③	15° 00' 00"	233.00	61.00	30.68
④	N 15° 04' 10" E		46.99	
⑤	105° 01' 11"	51.00	93.48	66.49
⑥	5° 12' 07"	433.00	39.31	19.67
⑦	N 15° 04' 10" E		56.99	
⑧	15° 00' 00"	167.00	43.72	21.99
⑨	N 00° 04' 10" E		33.72	
⑩	34° 21' 09"	100.00	59.96	30.91
⑪	N 34° 25' 19" E		49.67	
⑫	94° 19' 58"	51.00	83.97	55.01

CITY OF RIVERSIDE, CALIFORNIA

THIS PLAN 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 2 OF 3

94-336
PLAN 707

SCALE: 1" = 60'

DRWN BY AM DATE 9/7/95
CHKD BY DA DATE 9/7/95

SUBJECT: PRD-5-856 (REVISED)

EXHIBIT "B" N 87° 17' 35" E (R)

TRACT NO. 14540

M.B. 163/52-56

LOT 3



QUAIL RUN ROAD
VACATED

LOT "A"

PARCEL 2

SECTION 32
T.2 S., R.4 W.
S. B. M.

DATA

①	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
①	N 58° 23' 20" E		10.03	
②	13° 57' 25"	233.00	56.76	28.52
③	N 11° 15' 00" E		31.14	
④	59° 15' 20"	233.00	240.97	132.51
⑤	4° 33' 53"	167.00	13.30	6.66
⑥	76° 56' 02"	51.00	68.48	40.52
⑦	N 08° 33' 20" W		44.77	
⑧	N 58° 23' 20" E		8.71	
⑨	N 58° 23' 20" E		1.32	

LOT 1

P.O.B.

CITY OF RIVERSIDE, CALIFORNIA

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SHEET 3 OF 3

94-336
PLAN 708

SCALE: 1" = 60'

DRWN BY *[Signature]* DATE 9/7/95
CHKD BY *[Signature]* DATE 9/7/95

SUBJECT: PRD-5-856 (REVISED)