

When recorded mail to:

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

DOC # 2002-060689

02/01/2002 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Gary L. Orso

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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Project: **1413 Irving Street**
Building Permit
A.P.N. 238-260-008 & 009



D - 14834

GRANT OF EASEMENT

MICHAEL G. RAWLS, a married man as his sole and separate property, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do 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 located in the City of Riverside, County of Riverside, State of California, described as follows:

Parcel 1

A strip of land 3.00 feet in width, within that portion of Lot 13 as shown by map of Record of Survey of a portion of Blocks "C" and "D" of Arlington Heights, on file in Book 2, page 116 of Records of Survey, records of Riverside County, California, lying 3.00 feet northeasterly of and contiguous to the following described line:

rawlsstease

BEGINNING at the most westerly corner of said Lot 13 as shown by Record of Survey on file in Book 101 of Record of Surveys, at page 47 thereof, records of said Riverside County, California; said corner being a point in the northeasterly right of way line of Irving Street as shown by said Record of Survey;

THENCE South 34°14'34" East, along said northeasterly right of way line, 964.50 feet to the **END** of this line description;

The sidelines of said 3.00 foot wide strip shall be lengthened or shortened to terminate **northwesterly** in the northwesterly line of said Lot 13, and **southeasterly** in that certain line shown as North 73°02'38" West, 110.02' as shown by said Record of Survey.

Parcel 2

A strip of land 13.00 feet in width, within that portion of Lot 13 as shown by map of Record of Survey of a portion of Blocks "C" and "D" of Arlington Heights, on file in Book 2, page 116 of Records of Survey, records of Riverside County, California, and within that portion of Block "D" of Arlington Heights per map recorded in Book 11, pages 20 and 21 of Maps, records of San Bernardino County, California, lying 13.00 feet northerly of and contiguous to the following described line:

BEGINNING at the northwesterly terminus of that certain course shown as North 73°02'38" West, 110.02 feet as shown by Record of Survey on file in Book 101 of Record of Surveys, at page 47 thereof, records of said Riverside County, California; said terminus being a point in the northeasterly right of way line of Irving Street as shown on said Record by Survey;

THENCE South 73°02'38" East, 110.02 feet;

THENCE South 83°19'08" East, 159.55 feet;

THENCE North 86°16'05" East, 154.25 feet to the **END** of this line description; the preceding 3 courses being along the northerly right of way line of Irving Street as shown by said Record of Survey on file in Book 101, page 47.

The sidelines of said 13.00 foot wide strip shall be lengthened or shortened to terminate **westerly** in said northeasterly right of way line of said Irving Street, and **easterly** in that certain line described as (South 06°31' West, 59.80') as shown by last said Record of Survey.

Parcel 3

A strip of land 20.00 feet in width, within that portion of Lot 13 as shown by map of Record of Survey of a portion of Blocks "C" and "D" of Arlington Heights, on file in Book



2, page 116 of Records of Survey, records of Riverside County, California, and within that portion of Block "D" of Arlington Heights per map recorded in Book 11, pages 20 and 21 of Maps, records of San Bernardino County, California, lying 20.00 feet westerly of and contiguous to the following described line:

BEGINNING at the northerly terminus of that certain course shown as North $2^{\circ}57'45''$ West, 35.11 feet along the westerly right of way line of Monroe Street as shown by Record of Survey on file in Book 101, page 47 of Record of Surveys, records of Riverside County, California;

THENCE South $2^{\circ}57'45''$ East, along said westerly right of way line of Monroe Street, 35.11 feet to the beginning of a tangent curve concave easterly and having a radius of 333.30 feet;

THENCE southerly, along said curve, through a central angle of $14^{\circ}58'58''$, an arc length of 87.16 feet;

THENCE South $17^{\circ}56'43''$ East, 28.39 feet to the beginning of a tangent curve concave westerly and having a radius of 205.12 feet;

THENCE southerly, along said curve, through a central angle of $26^{\circ}26'25''$, an arc length of 94.66 feet;

THENCE South $8^{\circ}29'38''$ West, 1.49 feet to the beginning of a tangent curve concave easterly and having a radius of 1477.90 feet;

THENCE southerly, along said curve, through a central angle of $5^{\circ}11'43''$, an arc length of 134.00 feet;

THENCE South $3^{\circ}17'56''$ West, 16.94 feet to the beginning of a tangent curve concave westerly and having a radius of 483.22 feet;

THENCE southerly, along said curve, through a central angle of $14^{\circ}36'22''$, an arc length of 123.18 feet;

THENCE South $17^{\circ}54'18''$ West, 15.70 feet to a point in a non tangent curve concave westerly and having a radius of 11.58 feet; the radial line to said point bears South $21^{\circ}16'29''$ East;

THENCE southerly, along said curve, through a central angle of $68^{\circ}27'01''$, an arc length of 13.83 feet to a point in a line shown as North $86^{\circ}16'05''$ East, 174.39 feet as shown by said Record of Survey in Book 101, page 27, and the **END** of this line description; the preceding 10 courses being along the westerly right of way line of Monroe Street as shown by said Record of Survey on file in Book 101, page 47;

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THE sidelines of said 20 foot wide strip of land shall be lengthened or shortened to terminate northerly in a line shown as North 42°26'46" West, 91.93 feet, and southerly in the northerly right of way line of Irving street as shown by said Record of Survey.

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

Mark S. Brown 1/24/02 Prep. WF
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/03



Dated 1-25-02

x Michael G. Rawls
MICHAEL G. RAWLS

I am the spouse of *Michael G. Rawls*, and I hereby consent and join in granting the easement hereinabove described to the City of Riverside, a municipal corporation of the State of California, as Grantee, and I hereby release and quitclaim any community property interest that I may have in said easement to said Grantee.

Mary E. Rawls
(signature)

MARY E. RAWLS
(print name)

GENERAL ACKNOWLEDGEMENT

State of California
County of Orange }^{ss}

On 1-24-2002 before me Jill Minn Notary Public
(date) (name)

a Notary Public in and for said State, personally appeared

Mary E Rawls
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.

Jill Minn
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 1/30/02

Carol A. Chiodo
Real Property Services Manager of the
City of Riverside

APPROVED AS TO FORM
[Signature]
SUPERVISING DEPUTY CITY ATTORNEY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

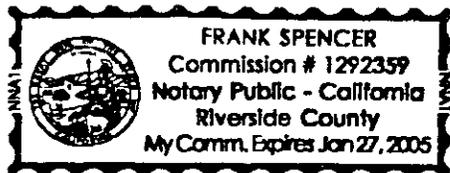
State of California

County of Riverside } ss.

On 1/25/02, before me, Frank Spencer Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Michael G. Rawls
Name(s) of Signer(s)

- personally known to me
- 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.
[Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

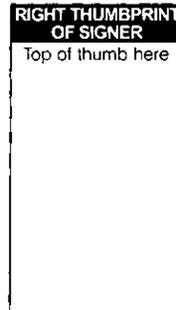
Signer(s) Other Than Named Above: _____

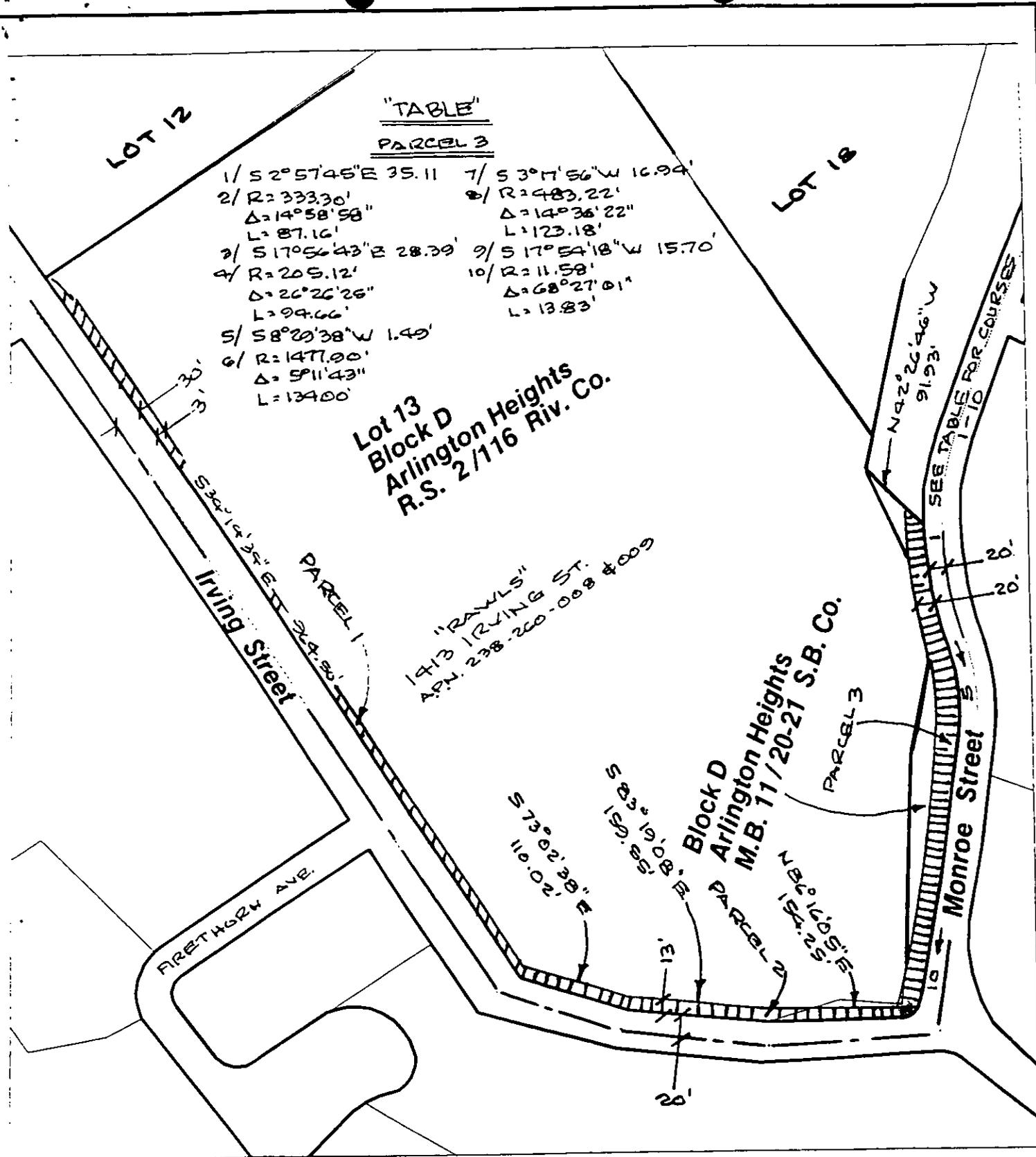
Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____





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◆ **CITY OF RIVERSIDE, CALIFORNIA** ◆

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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" = 120' Drawn by: fwally Date: 10/05/00

Subject: 1413 Irving Street

14834