

When recorded mail to:

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

DOC # 2002-293870

05/31/2002 08:00A Fee:NC

Page 1 of 8

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder

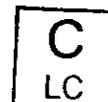


FREE RECORDING

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: **LL-031-012**
1522 Heather Ln.
A.P.N. 245-040-003 & 004



D -

GRANT OF EASEMENT

DOMINIC BERGELIS, Trustee of the Dominic and Rose Mary Bergelis Trust, under Trust Agreement dated May 17, 1994, 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 May 22, 2002

Dominic Bergelis, Trustee of the Dominic and Rose Mary Bergelis Trust under Trust Agreement dated May 17, 1994

By: *Dominic Bergelis TEE*
Dominic Bergelis, Trustee

GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside } ss

On 5-22-02 before me Allanah Stranieri
(date) (name)

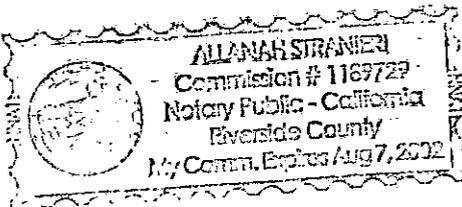
a Notary Public in and for said State, personally appeared

Dominic Bergelis * * * * *
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.

Allanah Stranieri
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:



2002-293870
05/31/2002 08:00A
2 of 8

**ILLEGIBLE NOTARY SEAL DECLARATION
(GOVERNMENT CODE 27361.7)**

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary Allanah Stranjer

Commission No. 1189729

Date Commission Expires Aug 7, 2002

Date and Place of Notary Execution 5-22-02, Riverside, CA

Date and Place of This Declaration 5-31-02, Riverside CA

Jenny Juncade
Signature

City of Riverside, Property Services Division
Firm Name (if any)



**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 5/28/02

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

Bergelis

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY *Krista Smith*
Deputy City Attorney



2002-293870
05/31/2002 08:00A
4 of 8

EXHIBIT "A"

HEATHER LANE DEDICATION

That portion of Lot 12 of Dufferin Heights, as shown by map on file in Book 12, Page 7, of Maps Riverside County records, described as follows:

COMMENCING at the Northwest corner of said lot 12, said Northwest corner also being the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 22, Township 3 South, Range 5 West, San Bernardino Base and Meridian;

THENCE North 89° 47' 00" East, 535.32 feet, along the Northerly line of said lot 12, to the Northeasterly corner thereof;

THENCE South 16° 26' 00" West 279.59 feet, along the Easterly line of said lot 12, to the beginning of a tangent curve concave Northwesterly, having a radius of 480.00 feet;

THENCE continuing along the Easterly line of said lot 12 on the arc of said curve, 110.72 feet, through a central angle of 13° 13' 00" to the end of said curve;

THENCE continuing along the Easterly line of said lot 12, tangent to last said curve, South 29° 39' 00" West, 155.34 feet to the beginning of a tangent curve concave Southeasterly, having a radius of 310.00 feet;

THENCE continuing along the Easterly line of said lot 12 on the arc of said curve, 139.23 feet, through a central angle of 25° 44' 00", to the end of said curve, said point also being the most Easterly corner of that certain parcel of land conveyed to ARLINGTON HEIGHTS ORCHARD PROTECTIVE ASSOCIATION, A CORPORATION, by Deed recorded March 8, 1946, in Book 716, Page 321, official records, of Riverside County, California, **THE TRUE POINT OF BEGINNING;**

THENCE Southerly along the Easterly line of said Lot 12, South 03° 55' 00" West, 235.06 feet to the most Easterly corner of that certain parcel of land conveyed to the City of Riverside by Deed recorded November 10, 1966 as instrument No. 109998, official records, of Riverside County, California;



THENCE along the Northerly line of the aforesaid parcel of land deeded to the City of Riverside North 51° 02' 00" West, 23.98 feet to the beginning of a Non-Tangent curve, concave Northwesterly, having a radius of 117.00 feet, the initial radial line to the beginning of said curve bears South 66° 42' 02" East;

THENCE Northerly, along said curve 39.58 feet, through a central angle of 19° 22' 58", to the end of said curve;

THENCE continuing Northerly, tangent to last said curve, along a line parallel with and distant Westerly, 13.00 feet, from the Easterly line of said Lot 12, North 03° 55' 00" East, 178.75 feet, to a point in the Northerly line of the aforesaid certain parcel of land conveyed to ARLINGTON HEIGHTS ORCHARD PROTECTIVE ASSOCIATION, A CORPORATION, by Deed recorded March 8, 1946, in Book 716, Page 321, official records, of Riverside County, California;

THENCE along the Northerly line of said Parcel 1, North 65° 14' 00" East, 14.82 feet, to **THE TRUE POINT OF BEGINNING.**

PURSUANT TO LOT LINE ADJUSTMENT No. LL-031-012
APPROVED BY THE RIVERSIDE CITY PLANNING DEPARTMENT ON MARCH 14, 2002.

Legal Description Prepared Under the Supervision of:

Bradley H. Worrel 5-4-02
Bradley H. Worrel, R.C.E. 33844 Date
Exp. 6-30-02



DESCRIPTION APPROVAL 5/13/02
Walter R. Ince by _____
for SURVEYOR, CITY OF RIVERSIDE

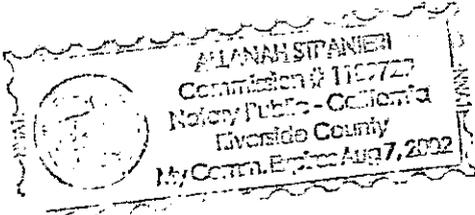
State of California

County of Riverside

On May 22, 2002 before me, Allanah Stranieri
Date Name and Title of Officer (e.g. "James Doe, Notary Public")

personally appeared Dominic Bergelis, Trustee
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.

Allanah Stranieri

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: _____

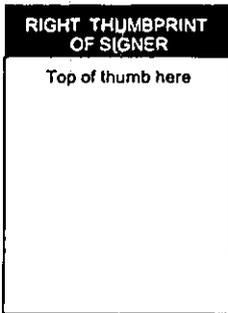
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

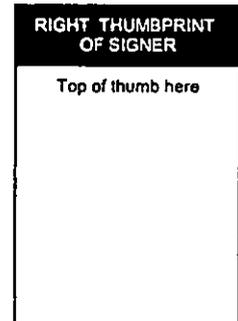
- Individual
- Corporate Officer
- Title(s): _____
- Partner Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer is Representing:

Signer's Name: _____

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



Signer is Representing:



PREPARED UNDER
THE SUPERVISION OF:

Bradley H. Worrel 5-4-02

BRADLEY H. WORREL
R.C.E. 33844



$\Delta = 13^{\circ} 13' 00''$
 $R = 480.00$
 $L = 110.72$
 $T = 55.61$

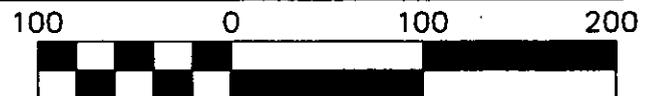
E'y Line Lot 12 Per M.B. 12/7
(& Inst. No. 17911 Rec. 3/4/59)

P.M.B. 7/3

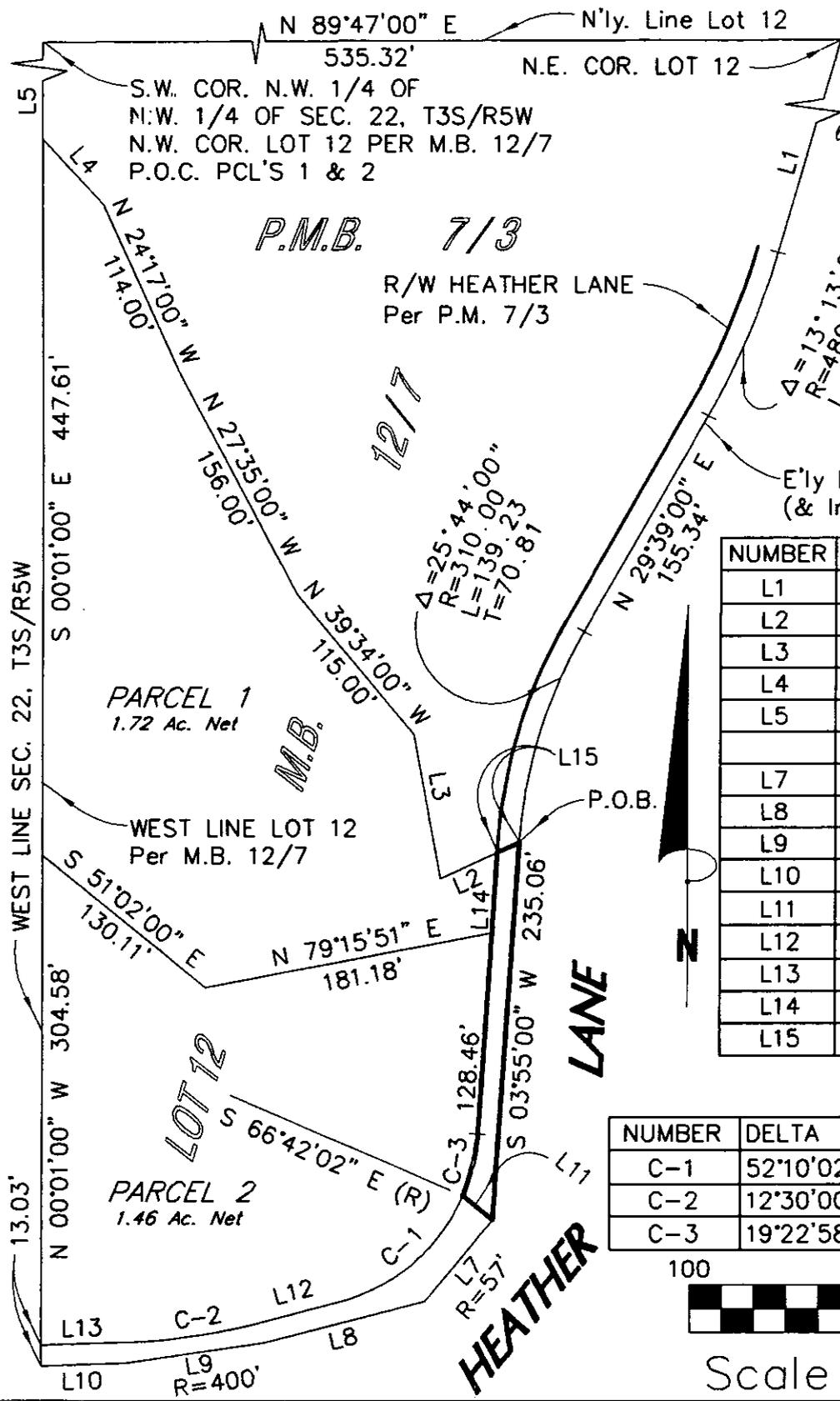
R/W HEATHER LANE
Per P.M. 7/3

NUMBER	DIRECTION	DISTANCE
L1	S 16°26'00" W	279.59'
L2	S 65°14'00" W	39.58'
L3	N 10°29'00" W	92.00'
L4	N 42°44'06" W	55.54'
L5	S 00°01'00" E	195.68'
L7	S 39°42'00" W	66.65'
L8	S 75°28'00" W	102.46'
L9	S 81°43'00" W	87.10'
L10	S 87°56'41" W	51.98'
L11	N 51°02'00" W	23.98'
L12	N 75°28'00" E	49.86'
L13	S 87°58'00" W	51.56'
L14	S 03°55'00" W	50.29'
L15	S 65°14'00" W	14.82'

NUMBER	DELTA	R=	L=	T=
C-1	52°10'02"	117.00	106.53	57.28
C-2	12°30'00"	387.00	84.43	42.38
C-3	19°22'58"	117.00	39.58	19.98



Scale 1" = 100 ft



CITY OF RIVERSIDE, CALIFORNIA

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 SHEETS

SCALE: 1"=100' DRAWN BY: BHW DATE: 5/04/02 SUBJECT: LL-031-012

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