

When recorded mail to:

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

DOC # 2002-373154

07/08/2002 08:00A Fee:NC
Page 1 of 9
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)

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		9						
								AS	∅
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

Project: **MP-004-001**
Palmyrita & Northgate

D - 14935

C
AS

GRANT OF EASEMENT

BTS PARTNERS, LLC, a California Limited Liability Company, 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 as described in **Exhibits "A", "B" and "C"** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated JUNE 26, 2002

BTS Partners LLC, a California Limited Liability Company

By: Richard R. Stenton
Richard R. Stenton, Managing Member

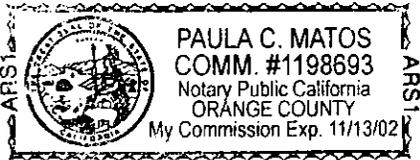
GENERAL ACKNOWLEDGEMENT

State of California
County of Orange }^{ss}

On June 26, 2002, before me PAULA C. MATOS
(date) (name)

a Notary Public in and for said State, personally appeared
RICHARD R. STENTON
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.

[Signature]
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
MANAGING MEMBER
 The party(ies) executing this document is/are representing:
BTS PARTNERS
LLC



**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 7/3/02


Real Property Services Manager
of the City of Riverside

APPROVED AS TO FORM
CITY ATTORNEYS OFFICE

BY 
Deputy City Attorney

MP004001rw



2002-373154
07/08/2002 08:00A
3 of 3

EXHIBIT "A"
City of Riverside
Right-of-Way Easement
Palmyrita Avenue

A portion of Lot 84 of East Riverside Land Company Tract, on file in Book 7 of Maps, Page 33, Records of San Bernardino County, in the City of Riverside, County of Riverside, California, being more particularly described as follows:

COMMENCING at the Southeast corner of said Lot 84;

Thence N.89°51'04"W. along the southerly line of said Lot 84, a distance of 20.00 feet, to a line parallel with and 20.00 feet westerly of the easterly line of said Lot 84, being the southeast corner of Parcel 2 as shown by Record of Survey on file in Book 40 of Records of Survey, Page 73 thereof, Records of Riverside County, and also being the southwest corner of Northgate Street as conveyed to the County of Riverside, by document recorded April 14, 1950, as Instrument No. 381, Official Records of said County, being the **POINT OF BEGINNING**;

Thence N.00°04'35"W. along said parallel line and along the easterly line of said Parcel 2, a distance of 18.80 feet;

Thence northwesterly along a non-tangent curve concave southwesterly, having a radius of 2042.00 feet, through an angle of 05°08'12" and an arc length of 183.07 feet, to a line parallel with and 27.00 feet northerly of the southerly line of said Lot 84, the initial radial line bears N.05°17'08"E.;

Thence N.89°51'04"W. along said parallel line, a distance of 234.78 feet, to the westerly line of that certain parcel of land as described in Grant Deed recorded August 3, 2001 as Instrument No. 2001-366344, Official Records of said County;

Thence S.00°04'35"E. along said westerly line, a distance of 27.00 feet, to the southerly line of said Lot 84;

Thence S.89°51'04"E. along said southerly line, a distance of 417.57 feet, to the Point of Beginning.

The above described parcel of land contains 10,775 square feet, more or less.

Prepared under the supervision of:
KCT Consultants, Inc.

Marissa Crowther
Marissa Crowther, PLS 6152
Date: 4.30.02



DESCRIPTION APPROVAL 6/25/02
Walter R. Frye by _____
for SURVEYOR, CITY OF RIVERSIDE



Par. 2

Parcel Map No. 21814

Par. 1

PM 143/25-26



SCALE: 1"=100'

Parcel 2
R.S. 40/73

Conveyed to Riverside County,
Inst. No. 381, April 14, 1950

East Riverside

Land Co.
MB 7/33 SB Co

Por. Lot 84

Por. Lot 84

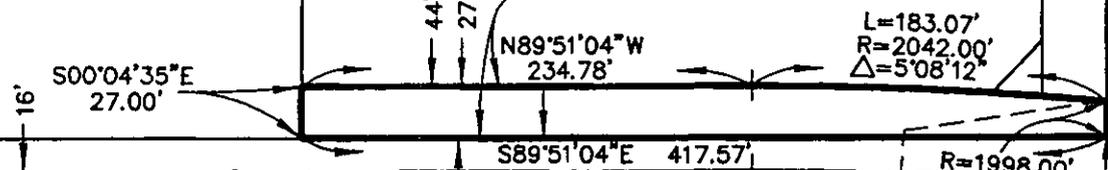
W'y line Inst. #2001-366344,
O.R. (8-03-01)

E'ly Line Par. 2, RS 40/73

Northgate Street

Point of Beginning

R/W Dedication



S00°04'35\"/>

N89°51'04\"/>

L=183.07'
R=2042.00'
Δ=5°08'12\"/>

S89°51'04\"/>

R=1998.00'

N89°51'04\"/>

Monumented Centerline

Palmyrita Avenue

Construction Centerline

Point of Commencement
SE Cor. Lot 84



Prepared under the supervision of:

Marissa Crowther
MARISSA CROWTHER, PLS6152
DATE 4.30.02

PALMYRITA AVENUE & NORTHGATE STREET RIGHT OF WAY



KCT CONSULTANTS, INC.

Civil Engineers - Surveyors - Planners

P.O. Box 5705 Riverside, CA 92517-5705
4344 Latham St., Suite 200, Riverside, CA 92501

Phone: 909/341-8940 Fax: 909/341-8645

EXHIBIT "B"

Sheet 1 of 1

Scale: 1"=100'

April 2002

WO 1192-01

2002-373154
07/03/2002 08:00
5 of 9



EXHIBIT "B"

**City of Riverside
Right-of-Way Dedication
Palmyrita Avenue & Northgate Street**

A portion of Lot 84 of East Riverside Land Company Tract, on file in Book 7 of Maps, Page 33, Records of San Bernardino County, in the City of Riverside, County of Riverside, California, being more particularly described as follows:

COMMENCING at the Southeast corner of said Lot 84;

Thence N.89°51'04"W. along the southerly line of said Lot 84, a distance of 20.00 feet, to a line parallel with and 20.00 feet westerly of the easterly line of said Lot 84, being the southeast corner of Parcel 2 as shown by Record of Survey on file in Book 40 of Records of Survey, Page 73 thereof, Records of Riverside County, and also being the southwest corner of Northgate Street as conveyed to the County of Riverside, by document recorded April 14, 1950, as Instrument No. 381, Official Records of said County;

Thence N.00°04'35"W. along said parallel line, also being along the easterly line of said Parcel 2, a distance of 18.80 feet;

Thence northwesterly along a non-tangent curve concave southwesterly, having a radius of 2042.00 feet, through an angle of 00°55'45" and an arc length of 33.12 feet, to a line parallel with and 33.00 feet westerly of said easterly line of Parcel 2, being the **POINT OF BEGINNING**, the initial radial line bears N.05°17'08"E.;

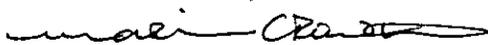
Thence N.00°04'35"W. along said parallel line, a distance of 28.78 feet;

Thence S.43°37'19"W., a distance of 37.27 feet;

Thence southeasterly along a non-tangent curve concave southwesterly, having a radius of 2042.00 feet, through an angle of 00°43'28" and an arc length of 25.82 feet, to the Point of Beginning, the initial radial line bears N.03°37'55"E.

The above described parcel of land contains 370 square feet, more or less.

Prepared under the supervision of:
KCT Consultants, Inc.


Marissa Crowther, PLS 6152

Date: 4-30-02



DESCRIPTION APPROVAL 6/25/02

for Walter R. Ince by _____
SURVEYOR, CITY OF RIVERSIDE

KCT



Parcel Map No. 21814

PM 143/25-26

Par. 2

Par. 1



SCALE: 1"=100'

Parcel 2
R.S. 40,773

Conveyed to Riverside County,
Inst. No. 381, April 14, 1950

East Riverside

Land Co.
MB 7/33 SB Co

Por. Lot 84

Por.
Lot 84

R/W Dedication

Northgate Street

Point of Beginning

L=33.12'
R=2042.00'
Δ=0°55'45"

L=25.82'
R=2042.00'
Δ=0°43'28"

44'
27'

N03°37'55"E
(RADIAL)

S43°37'19"W
37.27'

N00°04'35"W
28.78'

R=1998.00'

N89°51'04"W

Monumented Centerline

Palmyrita Avenue

35'

Construction Centerline

N04°21'23"E
(RADIAL)

N00°04'35"W
18.80'

N89°51'04"W
20.00'

SE Cor. Lot 84
Point of Commencement

S05°17'08"W
(RADIAL)



Prepared under the supervision of:

Marissa Crowther
MARISSA CROWTHER, PLS6152
DATE 4-30-02

PALMYRITA AVENUE & NORTHGATE STREET RIGHT OF WAY



KCT CONSULTANTS, INC.

CMI Engineers - Surveyors - Planners

P.O. Box 5705 Riverside, CA 92517-5705
4344 Latham St., Suite 200, Riverside, CA 92501

Phone: 909/341-8940 Fax: 909/341-8645

EXHIBIT "B"

Sheet 1 of 1

Scale: 1"=100'

April 2002

WO 1192-01

EXHIBIT "C"
City of Riverside
Right-of-Way Dedication
Northgate Street

A portion of Lot 84 of East Riverside Land Company Tract, on file in Book 7 of Maps, Page 33, Records of San Bernardino County, in the City of Riverside, County of Riverside, California, being more particularly described as follows:

COMMENCING at the Southeast corner of said Lot 84;

Thence N.89°51'04"W. along the southerly line of said Lot 84, a distance of 20.00 feet, to a line parallel with and 20.00 feet westerly of the easterly line of said Lot 84, being the southeast corner of Parcel 2 as shown by Record of Survey on file in Book 40 of Records of Survey, Page 73 thereof, Records of Riverside County, and also being the southwest corner of Northgate Street as conveyed to the County of Riverside, by document recorded April 14, 1950, as Instrument No. 381, Official Records of said County;

Thence N.00°04'35"W. along said parallel line, also being the easterly line of said Parcel 2, a distance of 18.80 feet, to the **POINT OF BEGINNING**;

Thence continuing N.00°04'35"W. along said parallel line and said easterly line, a distance of 607.84 feet, to the northeast corner of said Parcel 2;

Thence S.89°51'04"E. along the northerly line of said Parcel 2, a distance of 33.00 feet, to a line parallel with and 33.00 feet westerly of said easterly line of Parcel 2;

Thence S.00°04'35"E along said parallel line, a distance of 605.14 feet;

Thence southeasterly along a non-tangent curve concave southwesterly, having a radius of 2042.00 feet, through an angle of 00°55'45" and an arc length of 33.12 feet, to the Point of Beginning, the initial radial line bears N.04°21'23"E.

The above described parcel of land contains 20,013 square feet, more or less.

Prepared under the supervision of:
KCT Consultants, Inc.



Marissa Crowther, PLS 6152

Date: 4-30-02



DESCRIPTION APPROVAL 6/29/02

Walter R. Frye by _____
SURVEYOR, CITY OF RIVERSIDE



Parcel Map No. 21814

PM 143/25-26

Par. 2

Par. 1

N89°51'04"W
33.00'



SCALE: 1"=100'

R/W Dedication

Conveyed to Riverside County,
Inst. No. 381, April 14, 1950

East Riverside Land Co.

MB 7/33 SB Co

Par. Lot 84

Par.
Lot 84

Parcel 2
R.S. 40/73

Ely Line Par. 2, RS 40/73

Northgate Street

N04°21'23"E
(RADIAL)

S00°04'35"E

N00°04'35"W

L=33.12'
R=2042.00'
Δ=0°55'45"

Point of Beginning

44'
27'

16'

R=1998.00'

Monumented
Centerline

Palmyrita Avenue

N89°51'04"W

Construction Centerline

N00°04'35"W
18.80'

N89°51'04"W
20.00'

SE Cor. Lot 84
Point of Commencement



Prepared under the supervision of:

Marissa Crowther

MARISSA CROWTHER, PLS6152
DATE 4-30-02

PALMYRITA AVENUE & NORTHGATE STREET RIGHT OF WAY



KCT CONSULTANTS, INC.

Civil Engineers - Surveyors - Planners

P.O. Box 5705 Riverside, CA 92517-5705
4344 Lutham St., Suite 200, Riverside, CA 92501
Phone: 909/341-8940 Fax: 909/341-8845

EXHIBIT "B"

Sheet 1 of 1

Scale: 1"=100'

April 2002

WO 1192-01