

When recorded mail to:

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

DOC # 2005-0544651

07/07/2005 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Larry W. Ward

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: PW 04-0324
APN: 263-070-056
Address: Box Springs Blvd
@ Eastridge Ave

D - 15509



GRANT OF EASEMENT

53 EASTRIDGE PARTNERSHIP L.P., a California limited partnership, 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 6/6/05

53 Eastridge Partnership L.P.,
a California limited partnership

By: Investment Building Group,
a California corporation,
General Partner

By: *Jack M. Langson*
Jack M. Langson, President & Secretary

GENERAL ACKNOWLEDGEMENT

State of California }
County of ORANGE } SS

On 6/6/05, before me JAYNE STOUT
(date) (name)

a Notary Public in and for said State, personally appeared
JACK M. LANGSON
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.



Jayne Stout
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:



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**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. 20534 of said City Council adopted September 23, 2003, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 6/15/05

CITY OF RIVERSIDE

BY Mel Hickey

Administrative Services Manager

**APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE**

BY [Signature]
Deputy City Attorney



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EXHIBIT "A"
RIGHT-OF-WAY DEDICATION

LEGAL DESCRIPTION

PARCEL "A":

THAT PORTION OF PARCEL 2 AS SHOWN BY MAP ON FILE IN BOOK 14, PAGE 3 OF PARCEL MAPS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS WHOLE AS FOLLOWS;

COMMENCING AT THE CENTERLINE INTERSECTION OF EUCALYPTUS AVENUE, 44.00 FEET IN WIDTH, AND BOX SPRINGS BOULEVARD, 88.00 FEET IN WIDTH AS SHOWN BY SAID MAP; THENCE WESTERLY ALONG SAID CENTERLINE OF EUCALYPTUS AVENUE, SOUTH 89°34'20" WEST, 54.00 FEET; THENCE LEAVING SAID CENTERLINE OF EUCALYPTUS AVENUE, SOUTH 00°25'40" EAST, 44.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 2, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF SAID PARCEL 2, SOUTH 45°25'09" EAST, 14.14 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 2; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF SAID PARCEL 2, SOUTH 00°25'40" EAST, 13.00 FEET TO A POINT ON A TANGENT 344.00 FEET RADIUS CURVE CONCAVE EASTERLY, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 89°34'20" EAST; THENCE CONTINUING SOUTHERLY ALONG SAID 344.00 FEET RADIUS CURVE THROUGH A CENTRAL ANGLE OF 5°18'56", AN ARC DISTANCE OF 31.91 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 84°15'24" EAST; THENCE LEAVING SAID 344.00 FEET RADIUS CURVE AND SAID EASTERLY LINE OF SAID PARCEL 2, NORTH 45°28'04" WEST, 32.36 FEET TO A POINT ON A LINE PARALLEL WITH AND 32.00 FEET SOUTHERLY OF SAID NORTHERLY LINE OF SAID PARCEL 2; THENCE WESTERLY ALONG SAID PARALLEL LINE SOUTH 89°34'20" WEST, 248.88 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL 2; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF SAID PARCEL 2, NORTH 00°11'35" WEST, 32.00 FEET TO A POINT ON SAID NORTHERLY LINE OF SAID PARCEL 2, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF SAID PARCEL 2; THENCE EASTERLY ALONG SAID NORTHERLY LINE OF SAID PARCEL 2, NORTH 89°34'20" EAST, 260.18 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 8,841 SQUARE FEET MORE OR LESS.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS-OF-WAY OF RECORD, IF ANY.

SEE EXHIBIT "B" ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART THEREOF.

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

FRANK CORREIA, L.S. 6927

DATE 6-7-05



DESCRIPTION APPROVAL:

BY: Mark S. Brown 06-07-05
DATE

FOR: MARK S. BROWN
CITY SURVEYOR

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EXHIBIT B

RIGHT-OF-WAY DEDICATION

PREPARED BY:

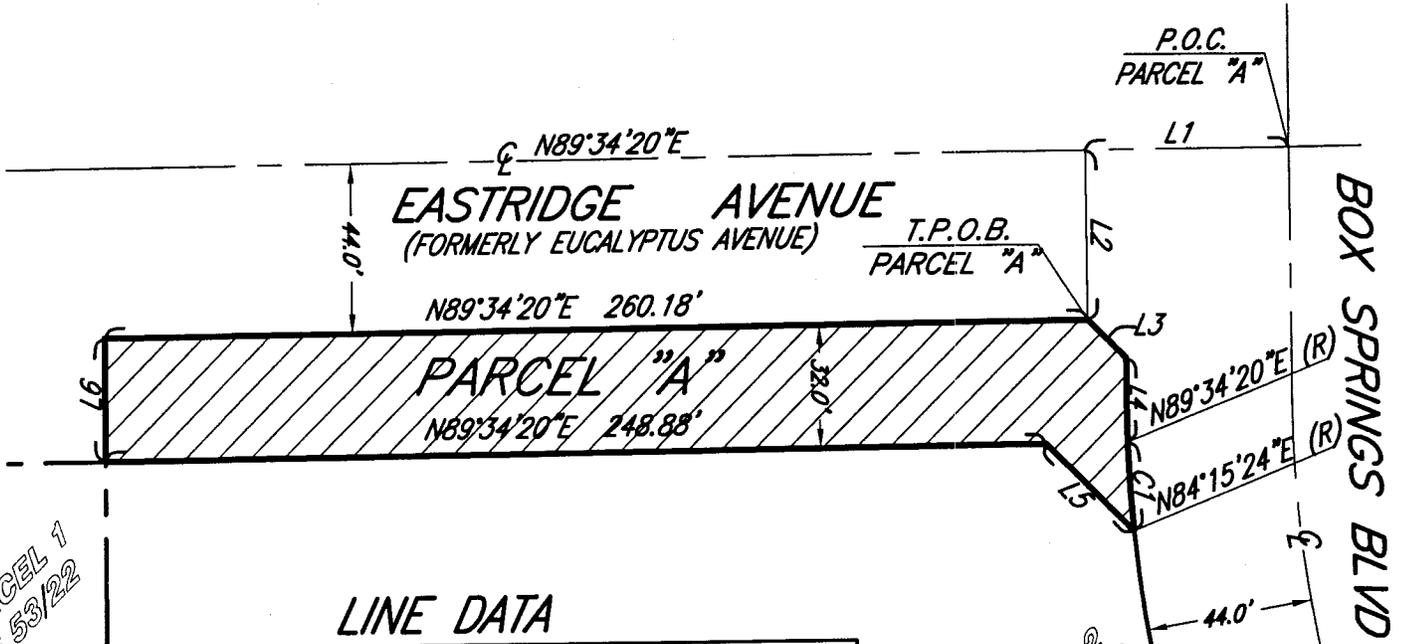
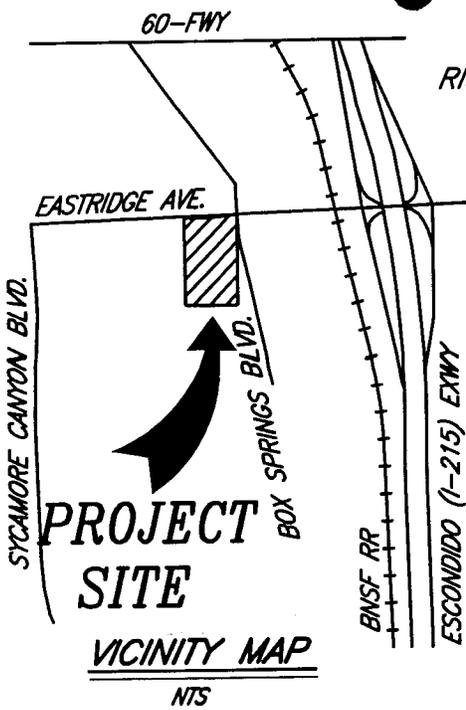
ARMSTRONG & BROOKS CONSULTING ENGINEERS
 1530 CONSUMER CIRCLE, UNIT B
 CORONA, CA. 92880
 PH. (951) 372-8400 FAX (951) 372-8430

BASIS OF BEARING

BEARINGS ARE BASED ON THE CENTERLINE OF EASTRIDGE BLVD.
 (FORMERLY EUCALYPTUS AVE.) BEING N89°34'20"E AS SHOWN BY
 PARCEL MAP IN PARCEL MAP BOOK 14 PAGE 3 IN THE OFFICE OF
 THE RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF
 CALIFORNIA.

CURVE DATA

NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
C1	5°18'56"	15.97'	344.00'	31.91'



LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	N 89°34'20" E	54.00'
L2	N 00°25'40" W	44.00'
L3	N 45°25'09" W	14.14'
L4	N 00°25'40" W	13.00'
L5	N 45°28'04" W	32.36'
L6	N 00°11'35" W	32.00'

PARCEL 1
 RS 53/22

PARCEL 2
 P.M.B. 14/3



SCALE 1" = 50'



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73/2+4