

When recorded mail to:

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

DOC # 2005-0544654

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

Page 1 of 7

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: Tr 31511
APN: 187-070-023
Address: 4767 Elderwood Court

D - 15512



GRANT OF EASEMENT

FIDELITY HOMES, INC., 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 3/17/05

FIDELITY HOMES, INC.,
A California Corporation

By: [Signature]

By: _____

Print Name: IVANO STAMBGNA

Print Name: _____

Title: PRESIDENT / SEC

Title: _____

GENERAL ACKNOWLEDGEMENT

State of California }
County of ORANGE } ss

On MARCH 17, 2005, before me GARY E. FLAKE, NOTARY PUBLIC
(date) (name)

a Notary Public in and for said State, personally appeared

IVANO STAMBGNA
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

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



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of ORANGE } ss.

On MARCH 17, 2005 before me, GARY E. FLAKE, NOTARY PUBLIC
Date Name and Title of Officer (e.g., Jane Doe, Notary Public)

personally appeared IUANO STAMAGNA
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence



Comm expires
Jan 10, 2008

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

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: GRANT OF EASEMENT

Document Date: MARCH 17, 2005 Number of Pages: 4

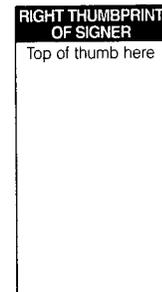
Signer(s) Other Than Named Above: _____

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: _____



**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 *Michelle Bunting*

Administrative Services Manager

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE
BY *John Smith*
Deputy City Attorney

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EXHIBIT "A"
LEGAL DESCRIPTION
RIGHT OF WAY EASEMENT DEDICATION

PARCEL 1

BEING A PORTION OF LOT 303 OF CORRECTED MAP OF ADDITIONS TO MAPS OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FIELD IN BOOK 4 PAGE 75 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE MOST SOUTHEASTERLY CORNER OF SAID LOT 303, SAID POINT ALSO LYING ON THE NORTHERLY RIGHT OF WAY OF TEQUESQUITE AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY AND THE BOUNDARY OF THAT CERTAIN DESCRIBED PARCEL OF LAND CONVEYED IN QUITCLAIM DEED RECORDED MAY 5th, 2004 AS DOCUMENT No. 2004-0342118, SOUTH 73°57'37" WEST A DISTANCE OF 31.00 FEET;

THENCE LEAVING SAID NORTHERLY RIGHT WAY AND CONTINUING ALONG SAID DEED BOUNDARY THE FOLLOWING COURSES

NORTH 29°22'00" EAST, A DISTANCE OF 107.09 FEET TO THE TRUE POINT OF BEGINNING.

THENCE NORTH 29°22'00" EAST, A DISTANCE OF 42.94 FEET;

THENCE SOUTH 71°26'05" EAST, A DISTANCE OF 22.16 FEET;

THENCE SOUTH 29°22'00" WEST, A DISTANCE OF 44.75 FEET;

THENCE LEAVING SAID DEED BOUNDARY NORTH 46°31'17" WEST, A DISTANCE OF 19.37 FEET TO THE POINT OF BEGINNING OF A NONTANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 333.00 FEET. A RADIAL BEARING TO SAID POINT OF CURVE BEARS SOUTH 08°08'46" WEST;

THENCE WESTERLY ALONG SAID CURVE LYING 33.00 FEET CONCENTRIC TO AND SOUTHERLY FROM THE CENTERLINE OF GREGORY ROAD, A DISTANCE OF 13.49 FEET MORE OR LESS THROUGH A CENTRAL ANGLE OF 02°19'18" TO THE TRUE POINT OF BEGINNING. A RADIAL BEARING TO SAID POINT BEARS SOUTH 10°28'04" WEST.

THE ABOVE DESCRIBED PARCEL 1 CONTAINS 919.38 SQUARE FEET (0.0211 ACRES) MORE OR LESS.



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PARCEL 2

BEING A PORTION OF LOT 303 OF CORRECTED MAP OF ADDITIONS TO MAPS OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FIELD IN BOOK 4 PAGE 75 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF SAID LOT 303, SAID POINT ALSO LYING ON THE NORTHERLY RIGHT OF WAY OF TEQUESQUITE AVENUE.

THENCE ALONG SAID NORTHERLY RIGHT OF WAY AND THE BOUNDARY OF THAT CERTAIN DESCRIBED PARCEL OF LAND CONVEYED IN QUITCLAIM DEED RECORDED MAY 5th, 2004 AS DOCUMENT No. 2004-0342118, SOUTH 73°57'37" WEST A DISTANCE OF 31.00 FEET;

THENCE LEAVING SAID NORTHERLY RIGHT WAY AND CONTINUING ALONG SAID DEED BOUNDARY THE FOLLOWING COURSES:

NORTH 29°22'00" EAST, A DISTANCE OF 27.06 FEET;

THENCE; NORTH 73°57'37" EAST, A DISTANCE OF 31.00 FEET TO THE SOUTHEASTERLY BOUNDARY OF SAID DEED.

THENCE ALONG SAID SOUTHEASTERLY BOUNDARY SOUTH 29°22'00" WEST, A DISTANCE OF 27.06 FEET TO THE TRUE POINT OF BEGINNING;

THE ABOVE DESCRIBED PARCEL 1 CONTAINS 589.00 SQUARE FEET (0.0352 ACRES) MORE OR LESS.

Vincent Kleppe
VINCENT G. KLEPPE LS 7181
EXP. 12-31-05

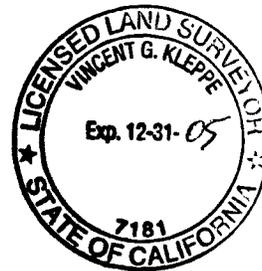
3-16-05
DATE

PREPARED FOR AND ON BEHALF OF THE PRIZM GROUP

DESCRIPTION APPROVAL:

BY: *Mark S. Brown* 06-14-05
DATE

FOR: MARK S. BROWN
CITY SURVEYOR



P:\TPG\03\03-62\LEGAL



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07:07:2005 08 08A
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EASTERLY BOUNDARY OF
TRACT 2505 M.B. 48/9-10

ELDERWOOD COURT

GREGORY RD.

THE SOUTHERLY BOUNDARY OF
GRANT DEED RECORDED NOVEMBER
3, 2003 AS INSTRUMENT No.
2003-879458 D.R.

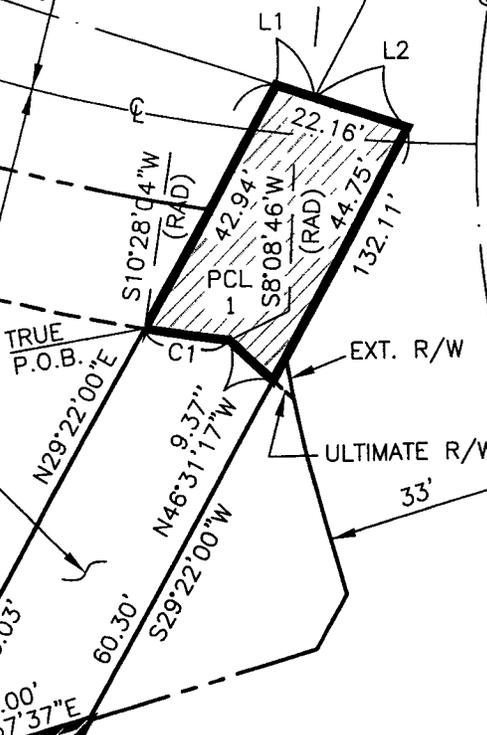
ULTIMATE R/W

THAT CERTAIN PARCEL OF LAND AS PER
QUITCLAIM DEED RECORDED MAY 5, 2004
AS DOCUMENT No. 2004-0342118 D.R.



PORTION LOT 303
PAGE 75
MB 4

PARCEL 1
150.03'
27.06'
31.00'
27.06'
N73°57'37"E
S73°57'37"W



TEQUESQUITE AVENUE
N 16°04'15" W
N 73°57'37" E

POINT OF COMMENCEMENT
THE SOUTHEASTERLY CORNER LOT 303 OF
CORRECTED MAP OF ADDITIONS TO MAPS OF
THE LANDS OF RIVERSIDE IRRIGATING COMPANY
BOOK 4 PAGE 75 OFFICIAL RECORDS

L1 6.52'
S71°26'05"E
L2 15.64'
S71°26'05"E
C1 Δ=02°19'18"
R=333.00'
L=13.49'



<p>DRAWN BY: WEH DATE: 09-07-2004 JOB. NO.: 03-062 P:\TPG\03\03-062\RD EASEMENT\PLAT.DWG</p>	<p>CIVIL ENGINEERS AND LAND SURVEYORS THE PRIZM GROUP • CYRAX 3-D LASER SCANNING • GPS & ROBOTIC SURVEYING • GEOMATIC ENGINEERING • CIVIL ENGINEERING • LAND PLANNING 2676 CORONA AVE. NORCO, CA 92860 PHONE: (909) 737-4406 • FAX: (909) 737-4407 • tpg@mindspring.com</p>	<p>PROJECT: EXHIBIT "B" PLAT CITY OF RIVERSIDE RIGHT OF WAY EASEMENT</p>	<p>SHT. NO. 1 OF 1</p>
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