

When recorded mail to:

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

DOC # 2006-0089947

02/06/2006 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: P05-0812  
APN: 141-221-024  
Address: 12061 KNOEFLER DR

**D - 15635**



**GRANT OF EASEMENT**

**JOHN D. BRANDTMAN and KAREN M. BRANDTMAN, husband and wife as joint tenants,** 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 1-14-2006

\_\_\_\_\_  
JOHN D. BRANDTMAN

\_\_\_\_\_  
KAREN M. BRANDTMAN

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On Jan 14, 2006, before me Marie Ann Smith  
(date) (name)

a Notary Public in and for said State, personally appeared

John D. Brandtman, Karen M. Brandtman  
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.

Marie Ann Smith  
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. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 1-26-06

APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

BY J. M. Gyle  
Deputy City Attorney

CITY OF RIVERSIDE

BY: Amelia M. Valicini

Title: Real Property Manager

**EXHIBIT A**

Project: P05-0812

THAT PORTION OF FRACTIONAL SECTION 15, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP OF SUBDIVISION OF PORTION OF RANCHO LA SIERRA RECORDED IN BOOK 6, PAGE 70 OF MAPS, RECORDS OR RIVERSIDE COUNTY, CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHERLY 13 FEET OF THE WESTERLY 65 FEET OF THE FOLLOWING DESCRIBED PROPERTY.

BEGINNING AT THE NORTHEASTERLY CORNER OF THAT CERTAIN 120 ACRE TRACT ON LAND IN THE SOUTHWESTERLY PORTION OF SAID FRACTIONAL SECTION 15 KNOWN AS LOT 21;

THENCE SOUTH 0°20' EAST ALONG THE EASTERLY LINE OF SAID 120 ACRE TRACT, 1602.3 FEET;

THENCE SOUTH 89°40' WEST 956.8 FEET TO A POINT IN THE CENTERLINE OF A 25 FOOT RIGHT OF WAY DESCRIBED IN DEED TO RIVERSIDE GROVES AND WATER COMPANY RECORDED OCTOBER 27, 1909 IN BOOK 29, PAGE 218 OF DEEDS, RECORDS OF RIVERSIDE COUNT, CALIFORNIA, TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 89°40' WEST, 14.2';

THENCE NORTH 80°10' WEST TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO NORMAN NEELEY SIMS, BY DEED RECORDED OCTOBER 20, 1950, IN BOOK 1213, PAGE 55 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 0°20' WEST ALONG THE EASTERLY LINE OF SAD PARCEL TO NORMAN NEELEY SIMS TO A POINT IN THE NORTH LINE OF THAT PARCEL OF LAND CONVEYED TO NEELEY SIMS, ET UX. BY DEED RECORDED JUNE 14, 1945 IN BOOK 685, PAGE 172 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE NORTH 89°40' EAST TO A POINT IN THE CENTERLINE OF THAT CERTAIN 25 FOOT RIGHT OF WAY DESCRIBED IN DEED TO RIVERSIDE GROVES AND WATER COMPANY HEREIN REFERRED TO;

THENCE SOUTH 48°18' WEST ALONG SAID CENTERLINE, 64.47 FEET;

THENCE SOUTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 172.5 FEET, AN ARC DISTANCE OF 128.71 FEET;

THENCE SOUTH 5°33' WEST, 79.76 FEET TO THE **TRUE POINT OF BEGINNING**.

EXCEPTING THEREFROM THE EASTERLY 12.5 FEET THEREOF INCLUDED IN SAID DEED TO RIVERSIDE GROVES AND WATER COMPANY.

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ALSO EXCEPTING THEREFROM THE SOUTHERLY 20 FEET THEREOF AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JULY 8, 1948 IN BOOK 992, PAGE 374 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY.

SAID LAND IS ALSO SHOWN AS A PORTION OF LOT 33 ON ASSESSORS MAP NO. 20 ON FILE IN BOOK 1, PAGES 24 AND 25 OF ASSESSORS MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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

 12/8/05 Date Prep. Cvet  
Mark S. Brown, L.S. 5655  
License Expires 9/30/07



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02/06/2006 08:00A  
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**LOT 21**  
**SEC 15, T35, R6W**  
**RANCHO LA SIERRA**  
**M.B. 6170**

31

141.18

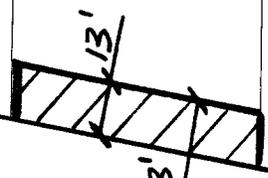
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10-20-1950  
 BOOK 1213, PAGE 55 O.R.

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10/27/09  
 BOOK 27, PAGE 218 O.R.  
 D5406(C)

25'

105.33  
 D12341

20'

20'

N 80°10' W

25'

T.P.O.B.

S 89°40' W

15

92

(POR.)

Y-Y)

Z-Z)

◆ **CITY OF RIVERSIDE, CALIFORNIA** ◆

78-3

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" = 40'

Drawn by: scurtis

Date: 12/07/05

Subject: P05-0812 12061 KNOEFLER DR

15635