

When recorded mail to:

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



FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM 023

Project: PM 33246
 APN: 263-300-024, 025, 026, 027
 029, 030 & 032

D - 15919

20

C
023

GRANT OF EASEMENT

THE MAGNON GROUP, 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 12/6/06

THE MAGNON GROUP,
a California Limited Partnership

By: Ray Magnon

By: _____

Print Name: RAY MAGNON

Print Name: _____

Title: GENERAL PARTNER

Title: _____

GENERAL ACKNOWLEDGEMENT

State of California }
County of RIVERSIDE } SS

On DEC. 6 2006 before me CRYSTAL A. SCHROEDER
(date) (name)

a Notary Public in and for said State, personally appeared

RAY MAGNON

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.

Crystal A. Schroeder
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 12/15/06

CITY OF RIVERSIDE

By: Richard J. Lushan

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY [Signature]
Deputy City Attorney

Exhibit "A"

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 4 WEST OF THE SAN BERNARDINO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 00°09'20" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1349.28 FEET TO A POINT 30.00 FEET SOUTH 00°09'20" EAST OF THE SOUTHEAST CORNER OF NORTH HALF OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 89°28'31" WEST A DISTANCE OF 50.23 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 84.00 FEET, TO WHICH POINT A RADIAL LINE BEARS SOUTH 36°34'19" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°18'39" AN ARC LENGTH OF 92.82 FEET, TO WHICH POINT A RADIAL LINE BEARS NORTH 80°07'02" WEST;

THENCE NORTH 09°52'58" EAST, A DISTANCE OF 44.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 100.00 FEET, TO WHICH POINT A RADIAL BEARING BEARS SOUTH 80°07'02" EAST;

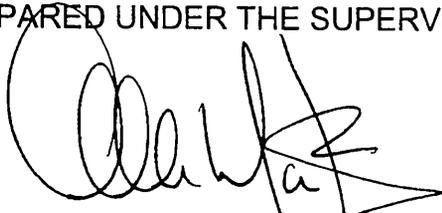
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°02'18", AN ARC LENGTH OF 17.52 FEET, TO WHICH POINT A RADIAL LINE BEARS NORTH 89°50'40" EAST;

THENCE NORTH 00°09'20" WEST AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1208.99 FEET, TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER;

THENCE NORTH 89°20'39" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER 74.00 FEET TO THE **POINT OF BEGINNING**.

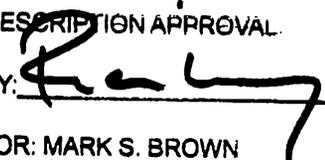
CONTAINING 100,185.04 SQUARE FEET MORE OR LESS.

PREPARED UNDER THE SUPERVISION OF:



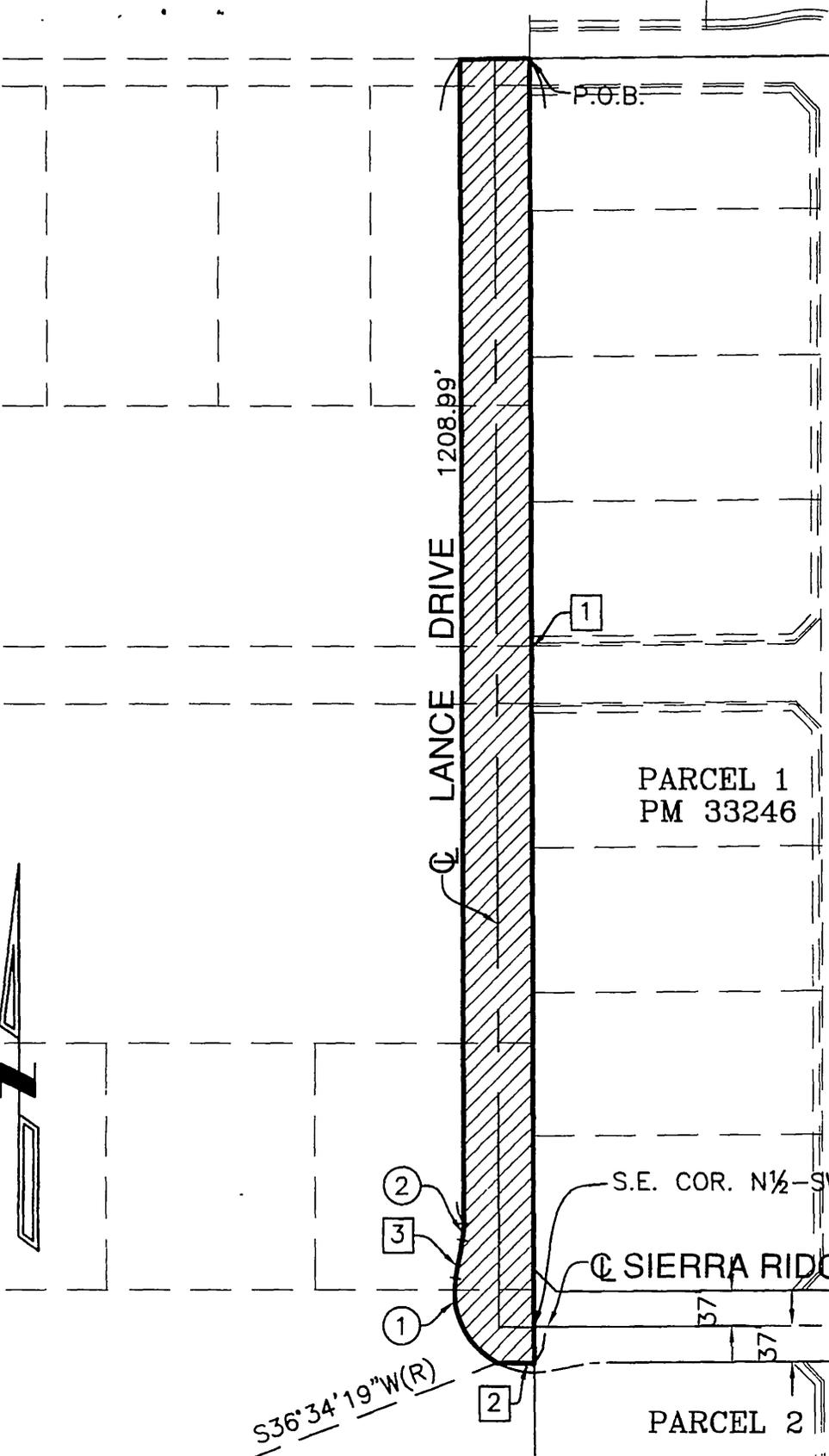
ALLEN W. MARTIN, PLS 5306, EXPIRES 12-31-07

DESCRIPTION APPROVAL

BY:  12.15.06
DATE

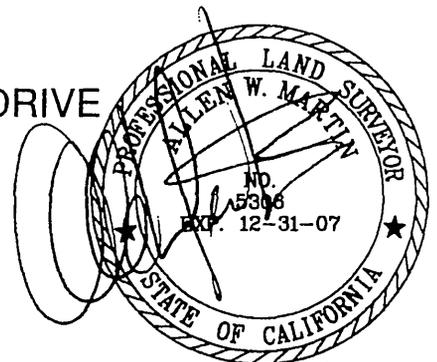
FOR: MARK S. BROWN
CITY CLERK

15919



NOTES:

- ① S00°09'20"E 1349.48'
- ② N89°28'31"E 50.23'
- ③ N09°52'58"E 44.21'
- ① $\Delta=63^{\circ}18'39''$
R=84.00'
L=92.82'
- ② $\Delta=10^{\circ}02'18''$
R=100.00'
L=17.52'



58-7
73-1

Sheet: 1 OF 1
Date: OCTOBER 28, 2006

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN

W.O. 24113

Southland Engineering
2200 BUSINESS WAY, Ste. 100
RIVERSIDE, CA. 92501
(951) 788-8488

15919