

When recorded mail to:

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

DOC # 2007-0558304

08/31/2007 08:00A Fee:NC

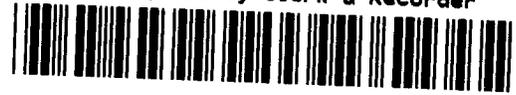
Page 1 of 5

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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FOR RECORDER'S OFFICE USE ONLY

Project: Van Buren Blvd. & Chicago Ave.
Street Widening - T-29596

A.P.N. 274-130-036

D - 16084



GRANT OF EASEMENT

STEVE PULCHEON, 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 5/1/07

STEVE PULCHEON

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On 5-1-07, before me Jennifer R. Milloy

a Notary Public in and for said State, personally appeared Steve Pulcheon 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. Jennifer R. Milloy Signature

OPTIONAL SECTION CAPACITY CLAIMED BY SIGNER () Attorney-in-fact () Corporate Officer(s) 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. 20534 of said City Council adopted September 23, 2003, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 8/30/07

CITY OF RIVERSIDE By Amelia M. Valeri

APPROVED AS TO FORM SUPERVISING DEPUTY CITY ATTORNEY

VAN BUREN & CHICAGO STREET WIDENING.DOC



2007-0558304 08/31/2007 08:00A 2 of 5

EXHIBIT "A"
PUBLIC ROAD & UTILITY EASEMENT

That portion of that certain parcel of land conveyed to Steve Pulcheon by deed recorded February 21, 2006 as Instrument No. 2006-0125961, Official Records of Riverside County, California, said parcel of land also being portions of Lots 42 and 43 of Woodcrest Acres No. 3, as shown by map on file in Book 14 of Maps at pages 67 and 68 thereof, Records of Riverside County, California, located in Section 25, Township 3 South, Range 5 West, San Bernardino Meridian, said portion being described as follows:

COMMENCING at the intersection of the centerline of Chicago Avenue (20.00 feet in half width) with the centerline of Bobbitt Avenue (40.00 feet in width) as shown on said Woodcrest Acres No. 3;

Thence North 00° 51' 44" East along said centerline of Chicago Avenue, a distance of 798.50 feet;

Thence North 89° 08' 16" West, a distance of 20.00 feet to the **TRUE POINT OF BEGINNING**, said point being on the westerly right of way line of said Chicago Avenue, said point also being on the southerly right of way line of Van Buren Boulevard (67.00 feet in half width), as conveyed to the County of Riverside by easement recorded June 13, 1991 as Instrument No. 199465, Official Records of Riverside County, California;

Thence South 00° 51' 44" West along said westerly right of way line of Chicago Avenue, a distance of 302.25 feet to the southeasterly corner of said parcel of land;

Thence North 89° 36' 17" West along the southerly line of said parcel of land, a distance of 13.00 feet to a point on a line parallel with and distant westerly 33.00 feet, measured at a right angle, from said centerline of Chicago Avenue;

Thence North 00° 51' 44" East along said parallel line, a distance of 252.54 feet;

Thence North 67° 36' 45" West, a distance of 31.90 feet to a point on a line parallel with and distant southeasterly 76.00 feet, measured at a right angle, from the centerline of said Van Buren Boulevard (67.00 feet in half width), said point being the beginning of a non-tangent curve, concave to the southeast, having a radius of 2,904.00 feet, the radial line from said point bears South 32° 24' 08" East;

Thence southwesterly along said parallel line and along said curve, to the left, through a central angle of 02° 31' 20", an arc distance of 127.84 feet to the westerly line of said parcel of land, the radial line from said point bears South 34° 55' 28" West;



2007-0558304
08/31/2007 09:00A
3 of 5

Thence North 00° 51' 44" East along said westerly line, a distance of 11.09 feet, to a point on the southerly right of way of said Van Buren Boulevard conveyed to the County of Riverside as aforesaid, said point being the beginning of a non-tangent curve, concave to the southeast, having a radius of 2,913.00 feet, the radial line from said point bears South 34° 47' 49" East;

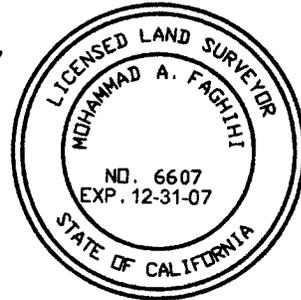
Thence northeasterly along said southerly right of way line of Van Buren Boulevard and along said curve, to the right, through a central angle of 03° 30' 28", an arc distance of 178.34 feet to the **TRUE POINT OF BEGINNING**.

Containing 5,804 square feet, more or less.

PREPARED UNDER MY SUPERVISION

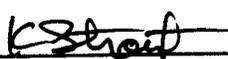

Mohammad A. Faghiri, L.S. 6607

1/30/07
Date



Prepared By: 
Checked By: 

DESCRIPTION APPROVAL:

BY:  2/20/2007
DATE

FOR: MARK S. BROWN
CITY SURVEYOR



2007-0558304
08/31/2007 08:00A
4 of 5

PUBLIC ROAD & UTILITY EASEMENT

24 19
 25 30
 IRIS AVENUE

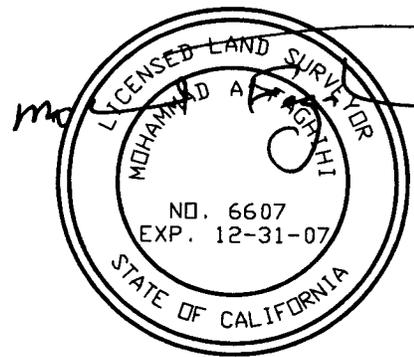
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	2°31'20"	2904.00'	127.84'	63.93'
C2	3°30'28"	2913.00'	178.34'	89.20'

LINE	BEARING	DISTANCE
L1	S00°51'44"W	302.25'
L2	N89°36'17"W	13.00'
L3	N00°51'44"E	252.54'
L4	N67°36'45"W	31.90'
L5	N00°51'44"E	11.09'

2007-0558304
 08/31/2007 08:06A
 5 of 5



S'LY R/W VAN BUREN BLVD.
 CONVEYED TO THE CO. OF RIV.
 BY EASEMENT REC'D 6/13/91
 AS INST. NO. 199465



(A) PARCEL NO. 274-130-036
 GRANTED TO STEVE PULCHEON
 BY DEED RECORDED 2/21/2006
 AS INSTRUMENT NO. 2006-0125961, O.R.

SECTION 25, T. 3 S., R. 5 W., S.B.M.

ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS	<h2 style="margin: 0;">CITY OF RIVERSIDE, CALIFORNIA</h2>
DATE PREPARED: JAN. 25, 2007	File :G:\2004\04-0008\FINAL_MAP\04-008 Van Buren Cutoff.pro
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.	
SCALE: 1" = 200'	SHEET <u>1</u> OF <u>1</u> W.O. 04-0527
DRWN BY <i>Juan</i> DATE <u>1/25/07</u> CHKD BY <i>John</i> DATE <u>1/30/07</u>	SUBJECT: PUBLIC ROAD & UTILITY EASEMENT

16084