

When recorded mail to:

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

DOC # 2009-0426713

08/17/2009 08:00A Fee:NC

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Recorded in Official Records
County of Riverside

Larry W Ward

Assessor, County Clerk & Recorder



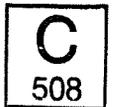
FREE RECORDING

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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			6						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHGCC									508

Project: P08-0286
APN: 154-072-007 & por. 008
Address: 6708 Western Avenue

D - 16389



GRANT OF EASEMENT

Jerry Majerus and Edna M. Dwyer-Majerus, husband and wife as joint tenants with right of survivorship, as Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do 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 07-01-09

Jerry Majerus
Jerry Majerus

Edna M. Dwyer-Majerus
Edna M. Dwyer-Majerus

State of California

County of Riverside } ss

On July 1, 2009, before me, Tami K. Brown, Notary Public, personally appeared Jerry Majerus, Edna M. Dwyer-Majerus who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Tami K B
Notary Signature



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**CERTIFICATE OF ACCEPTANCE
(Government Code Section §21027)**

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 7-31-09

CITY OF RIVERSIDE

By: Amelia M. Valeri

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

BY: 
Deputy City Attorney



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EXHIBIT A
L.L.A. NO. P08-0286

GRANT OF EASEMENT

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING THAT PORTION OF LOT 5 OF ALHAMBRA ADDITION PER MAP RECORDED IN BOOK 11, PAGES 78 AND 79 OF MAPS TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 WEST, OF RANCHO LA SIERRA, AS PER MAP RECORDED IN BOOK 6, PAGE 70, OF MAPS BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

THE NORTHEASTERLY 13.00 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT No. 1999-307921 OFFICIAL RECORDS OF RIVERSIDE COUNTY, SAID CORNER BEING ON THE NORTHEAST LINE OF SAID LOT 5 AND NORTH 26° 15' 24" WEST, ALONG SAID NORTHEAST LINE, 270.00 FEET FROM THE SOUTHEAST CORNER THEREOF;

THENCE AT RIGHT ANGLES TO SAID NORTHEAST LINE SOUTH 63°44'36" WEST, 160.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN DOCUMENT No. 1999-307921;

THENCE PARALLEL WITH THE SOUTHEASTERLY LINES OF WESTERN HILLS ESTATES, UNITS NO. 1 AND 2 ON FILE IN BOOK 29, PAGE 25 AND BOOK 30, PAGES 19 AND 20, SOUTH 63°44'36" WEST, 64.00 FEET;

THENCE NORTH 32°11'24" WEST, 151.53 FEET TO THE SOUTHEASTERLY LINE OF SAID WESTERN HILLS ESTATES UNIT No. 2;

THENCE NORTH 63°44'36" EAST, ALONG SAID SOUTHEASTERLY LINE OF WESTERN HILLS ESTATES UNIT No. 2 AND CONTINUING ALONG THE SOUTHEASTERLY LINE OF WESTERN HILLS ESTATES UNIT NO. 1, 223.11 FEET TO THE SOUTHWESTERLY LINE OF WESTERN AVENUE AS SHOWN ON SAID WESTERN HILLS ESTATES UNIT No. 1;

THENCE SOUTH 33°52'00" EAST ALONG SAID SOUTHWESTERLY LINE 125.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5 OF ALHAMBRA ADDITION;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID WESTERN AVENUE, SOUTH 26°15'24" EAST, 26.82 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THE SOUTHWESTERLY 8.00 FEET OF THE FOLLOWING



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DESCRIBED PARCEL OF LAND:

COMMENCING AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT No. 1999-307921 OFFICIAL RECORDS OF RIVERSIDE COUNTY, SAID CORNER BEING ON THE NORTHEAST LINE OF SAID LOT 5 AND NORTH 26° 15' 24" WEST, ALONG SAID NORTHEAST LINE, 270.00 FEET FROM THE SOUTHEAST CORNER THEREOF;

THENCE AT RIGHT ANGLES TO SAID NORTHEAST LINE SOUTH 63°44'36" WEST, 160.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN DOCUMENT No. 1999-307921;

THENCE PARALLEL WITH THE SOUTHEASTERLY LINES OF WESTERN HILLS ESTATES, UNITS NO. 1 AND 2 ON FILE IN BOOK 29, PAGE 25 AND BOOK 30, PAGES 19 AND 20, SOUTH 63°44'36" WEST, 64.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 32°11'24" WEST, 151.53 FEET TO THE SOUTHEASTERLY LINE OF SAID WESTERN HILLS ESTATES UNIT No. 2;

THENCE SOUTH 63°44'36" WEST, ALONG SAID SOUTHEASTERLY LINE, 110.86 FEET TO THE NORTHEASTERLY LINE OF LOOKOUT TERRACE AS SHOWN ON SAID WESTERN HILLS ESTATES UNIT No. 2;

THENCE SOUTH 33°52'00" EAST ALONG SAID NORTHEASTERLY LINE 125.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 5 OF ALHAMBRA ADDITION;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 5, SOUTH 26°15'24" EAST, 26.82 FEET TO THE SOUTHWESTERLY PROLONGATION OF THAT CERTAIN COURSE DESCRIBED HEREIN ABOVE AS HAVING A COURSE OF SOUTH 63°44'36" WEST, 64.00 FEET;

THENCE NORTH 63°44'36" EAST, ALONG SAID PROLONGATION, 109.97 FEET TO THE POINT OF BEGINNING,

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Victor Rodriguez-Fernandez
Victor Rodriguez-Fernandez, L.S. 5335

5/21/09
Date

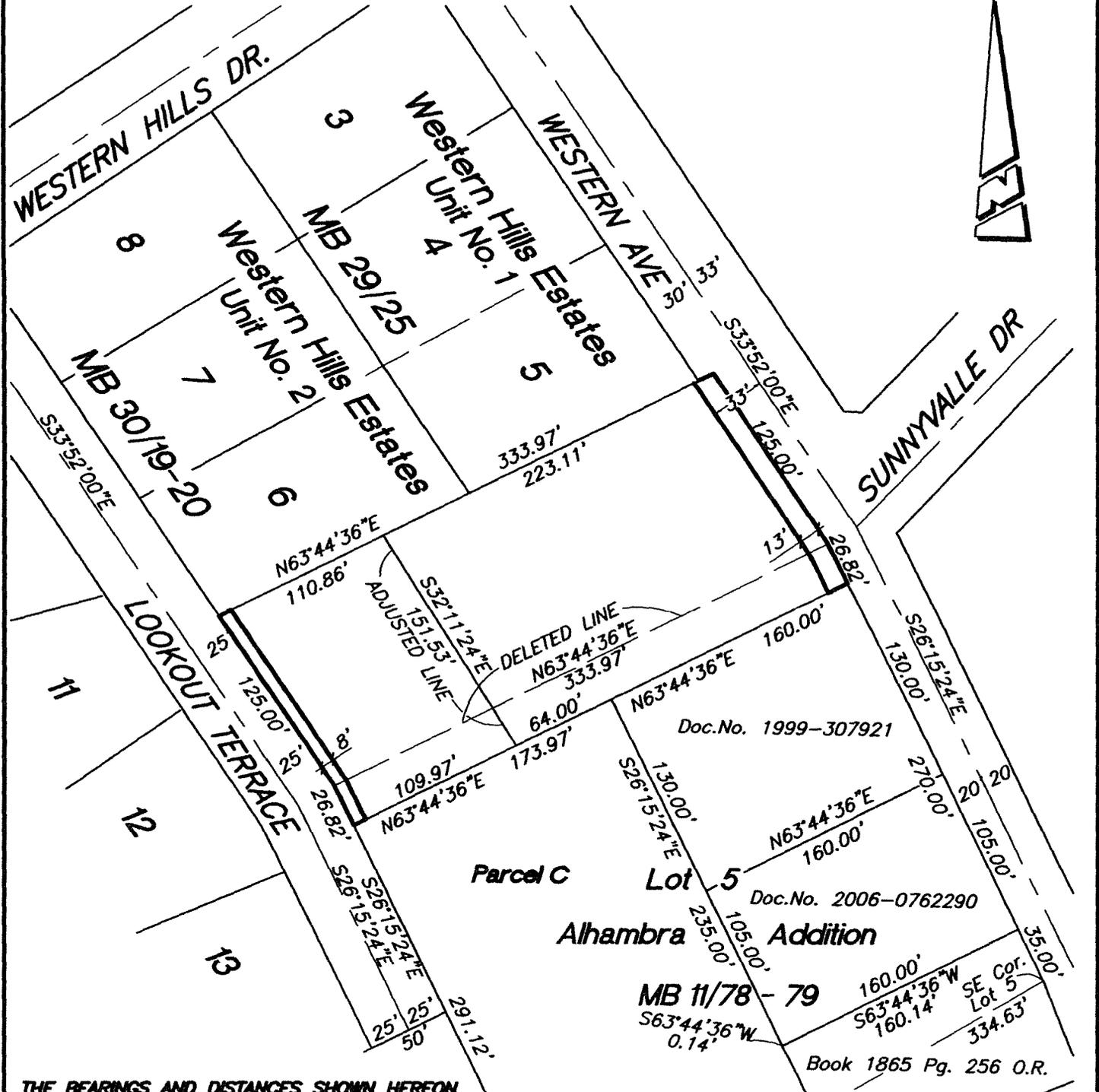


DESCRIPTION APPROVAL:
BY Mark S. Brown 7/13/09
DATE
FOR. MARK S. BROWN
CITY SURVEYOR

16389



EXHIBIT B



THE BEARINGS AND DISTANCES SHOWN HEREON ARE DERIVED FROM RECORD DATA

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.

A. A. and Associates, Riverside Ca. Lot Line Adjustment Plat



DRAWN BY: *AM* DATE: 3/2008

SHEET 1 OF 1 SCALE: N.T.S.
SUBJECT: R/W Plat

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