

Commonwealth Land Title Company

DOC # 2013-0425735

08/29/2013 03:09 PM Fees: \$0.00

Page 1 of 4

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

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)

9305038-10

This document was electronically submitted to the County of Riverside for recording
Received by: CARAGON

FOR RECORDER'S OFFICE USE ONLY

Project: Tyler Street Widening

POR. APN: 143-100-012

Address: 4560 Tyler Street

TRA: 012-205

D - 16918

TTX \$0.00

GRANT OF EASEMENT

DANIEL HERNANDEZ and NOEMI HERNANDEZ, Husband and Wife as Joint Tenants, as Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the CITY OF RIVERSIDE, a California charter city and municipal corporation, 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 1/17/13

Daniel Hernandez
DANIEL HERNANDEZ

Noemi Hernandez
NOEMI HERNANDEZ

ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On 1/17/13, before me Lisa Andresen, a notary public,

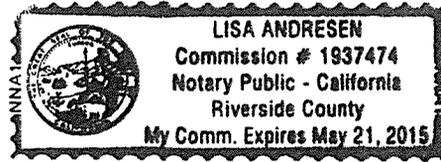
notary public, personally appeared Daniel Hernandez and
Noemi Hernandez

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.

Lisa Andresen
Notary Signature



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, a California charter city and 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 1/23/13

CITY OF RIVERSIDE
By [Signature]
David Welch
Real Property Services Manager

APPROVED AS TO FORM
[Signature]
SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT A

POR. APN: 143-100-012
Street & Highway Easement

That portion of the following described property lying northeasterly of a line that is parallel with, and 50.00 feet southwesterly, measured at right angles, from the centerline of Tyler Street, shown as Tyler Avenue on La Granada, in the City of Riverside, County of Riverside, State of California, as shown by map filed in Map Book 12, Pages 42 through 51, inclusive, in the Office of the County Recorder:

That portion of Block 8, of Tract No. 3 of La Sierra Heights, as shown by map filed in Book 8, Page 27 of Maps, in the Office of the County Recorder of said County, more particularly described as follows:

BEGINNING at a point on the centerline of said Tyler Street, said point lying South 34°20' East, a distance of 278.90 feet from its intersection with the centerline of Cook Avenue, said point also being the most easterly corner of the parcel of land described in deed to William O. Chaney, et ux, recorded January 20, 1953, as Instrument No. 2754 of Official Records of said County;

Thence South 59°44' West, along the southeasterly line of said parcel of land, a distance of 252.76 feet, to the most southerly corner thereof;

Thence South 34°20' East, along the southwest line of the land described in deed to Elsie M. Grissom, recorded September 20, 1944, as Instrument No. 1956 of Official Records of said County, a distance of 89.00 feet to the most southerly corner thereof;

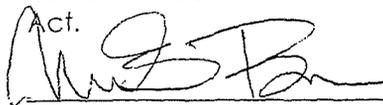
Thence North 59°44' East along the southeasterly line of said Grissom parcel, a distance of 252.76 feet to the most easterly corner thereof, said point lying on said centerline of Tyler Street;

Thence North 34°20' West, along the centerline of said Tyler Street, a distance of 89.00 feet to the **POINT OF BEGINNING**;

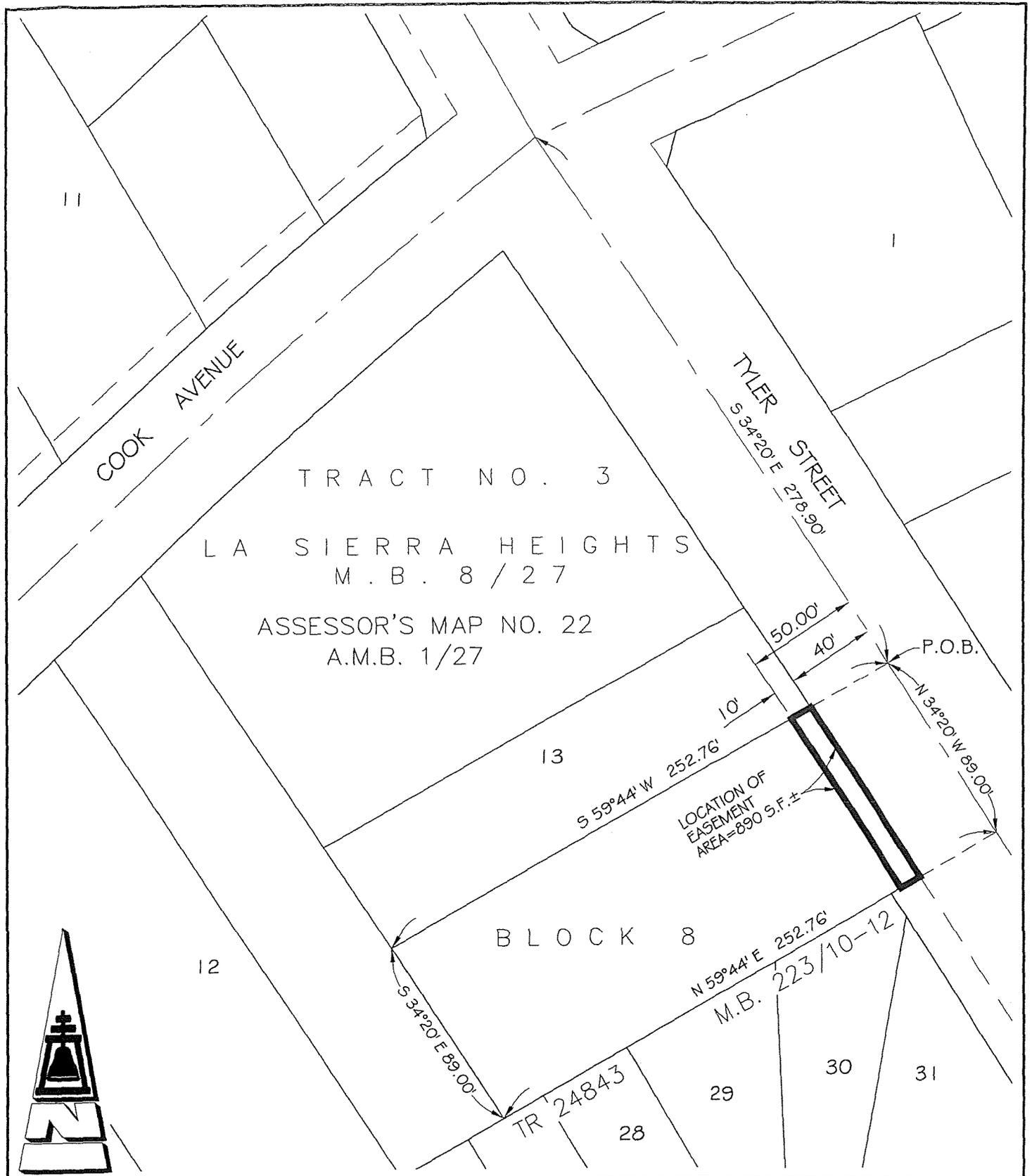
EXCEPTING THEREFROM any portion lying within Tyler Street (formerly Tyler Avenue) as shown by Assessor's Map No. 22, on file in Book 1, Page 27 of Assessor's Maps, records of said Riverside County.

Containing 890 S.F., more or less.

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

Act.

Mark S. Brown, L.S. 5655
License Expires 9/30/11
12/23/09 Date
Prep. _____





• CITY OF RIVERSIDE, CALIFORNIA •

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"=60' DRAWN BY: RICH DATE: 08/06/09 SUBJECT: TYLER STREET WIDENING - APN 143-100-012