

DOC # 2013-0328615

07/08/2013 02:28P Fee:NC

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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)

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FOR RECORDER'S OFFICE USE ONLY

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Project: Lot Line Adjustment – P13-0430
14th & Olivewood Ave.
A.P.N. 219-330-031

D - 16972

C
524

GRANT OF EASEMENT

AHC California Properties, LLC, a Delaware limited liability company, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does 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 7-5-13

AHC California Properties, LLC, a Delaware limited liability company

By
Daniel J. Blizzard, Manager



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State of California

County of Riverside } ss

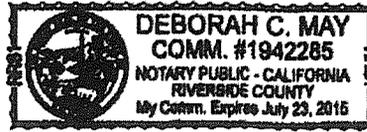
On July 5th, 2013, before me, Deborah Charmaine May,
notary public, personally appeared, Daniel John Blizzard

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/hers/their authorized capacity(ies), and that by his/hers/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.

Deborah C. May
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 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated 7-8-13

CITY OF RIVERSIDE

APPROVED AS TO FORM
John St. Smith
SUPERVISING DEPUTY CITY ATTORNEY

By [Signature]
David Welch
Real Property Services Manager



EXHIBIT A

POR. A.P.N. 219-330-031
Grant of Easement for Public Street and Utility Purposes

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 10 in Block 2 of D.C. Twogood's Orange Grove Tract, as shown by map on file in Book 7, Page 42 of maps, records of San Bernardino County, California, described as follows:

BEGINNING at the intersection of a line that is parallel with and distant 33.00 feet southeasterly, as measured at right angles, from the centerline of Orange Grove Avenue with a line that is parallel with and distant 33.00 feet northeasterly, as measured by right angles, from the centerline of Prospect Place; said centerlines being shown by Record of Survey filed in Book 127, Page 8 of Record of Surveys, records of Riverside County, California;

THENCE North 28° 56' 04" East, along said line parallel with the centerline of Orange Grove Avenue, a distance of 11.97 feet;

THENCE South 15° 59' 57" East, a distance of 16.95 feet to a point in said line parallel with the centerline of Prospect Avenue distant southeasterly 11.97 feet from the Point of Beginning;

THENCE North 60° 55' 57" West, along said parallel line with the centerline of Prospect Avenue, a distance of 11.97 feet to the **POINT OF BEGINNING**.

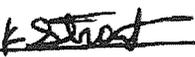
Containing 72 square feet, more or less.

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




Andrew Y. Orosco, L.S. 5491

DESCRIPTION APPROVAL:

BY:  6/27/2013
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR



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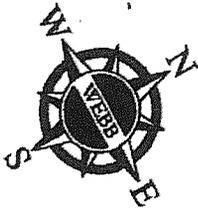
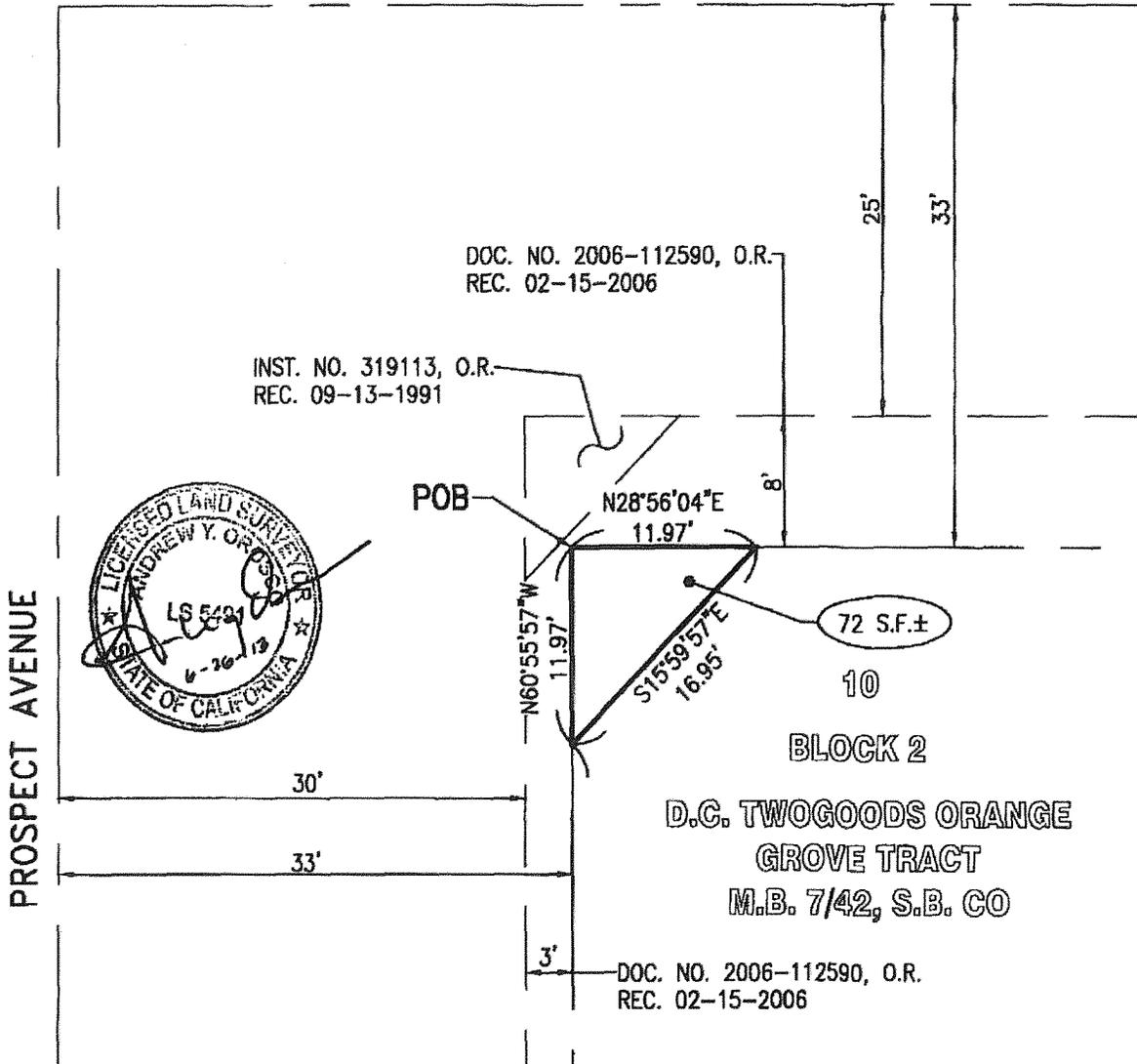


EXHIBIT "B"
PUBLIC STREET AND UTILITY EASEMENT

ORANGE GROVE AVENUE



SEC. 26, T2S, R5W, SBM

ALBERT A.
WEBB
 ASSOCIATES

CITY OF RIVERSIDE

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THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 1 OF 1

W.O.
 13-0001

SCALE: 1"=10'

DRWN BY KM
 CHKO BY gjo

DATE 6-21-13
 DATE 6-26-13

SUBJECT: PUBLIC STREET AND UTILITY EASEMENT