

Commonwealth Land Title Company

DOC # 2014-0086679  
03/07/2014 11:05 AM 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

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: TVERBA

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

FOR RECORDER'S OFFICE USE ONLY

930 5006

Project: Tyler Street Widening  
POR. APN: 147-251-020 TRA 009-175  
Address: 4768 Tyler Street

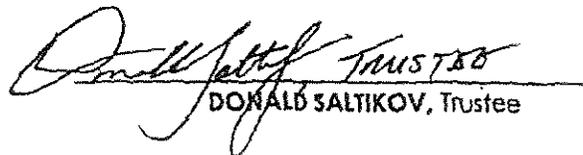
D - 17003

### GRANT OF EASEMENT

DONALD SALTIKOV, Trustee of the Donald Saltikov Trust dated December 21, 2004, 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, 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 2/24/14

DONALD SALTIKOV, Trustee of the  
Donald Saltikov Trust dated December  
21, 2004

  
DONALD SALTIKOV, Trustee

D-17003

ACKNOWLEDGEMENT

State of California }  
County of ORANGE } ss

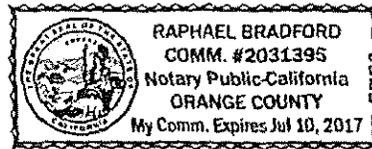
On FEBRUARY 24, 2014, before me RAPHAEL Bradford  
notary public, personally appeared DONALD SALTIKOV

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.

[Signature]  
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 3-6-2014

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

APPROVED AS TO FORM  
[Signature]  
SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT A

APN: 147-251-020  
Street & Highway Easement

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

That portion of Lot 8 in Block 10 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, Riverside County records, described as follows:

**BEGINNING** at a point on the northeasterly line of said Lot 8, distant 110.00 feet northwesterly from the most easterly corner thereof; said point being the most easterly corner of that certain parcel of land described in deed to Donald Salfikov, by Grant Deed recorded June 14, 1999, as Instrument No. 260831 of Official Records of Riverside County, California;

Thence South 45°54'34" West, parallel with the southeasterly line of said Lot 8, and along the southeasterly line of said parcel of land, a distance of 25.74 feet to a line that is parallel with and distant 25.00 feet southwesterly, as measured at right angles, from said northeasterly line of Lot 8;

THENCE North 30°19' West, along said parallel line, a distance of 55.00 feet to the northwesterly line of said Lot 8;

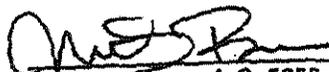
THENCE North 45°54'34" East, along said northwesterly line, a distance of 25.74 feet to the most northerly corner of said Lot 8;

THENCE South 34°19' East, along said northeasterly line of Lot 8, a distance of 55.00 feet to the **POINT OF BEGINNING**;

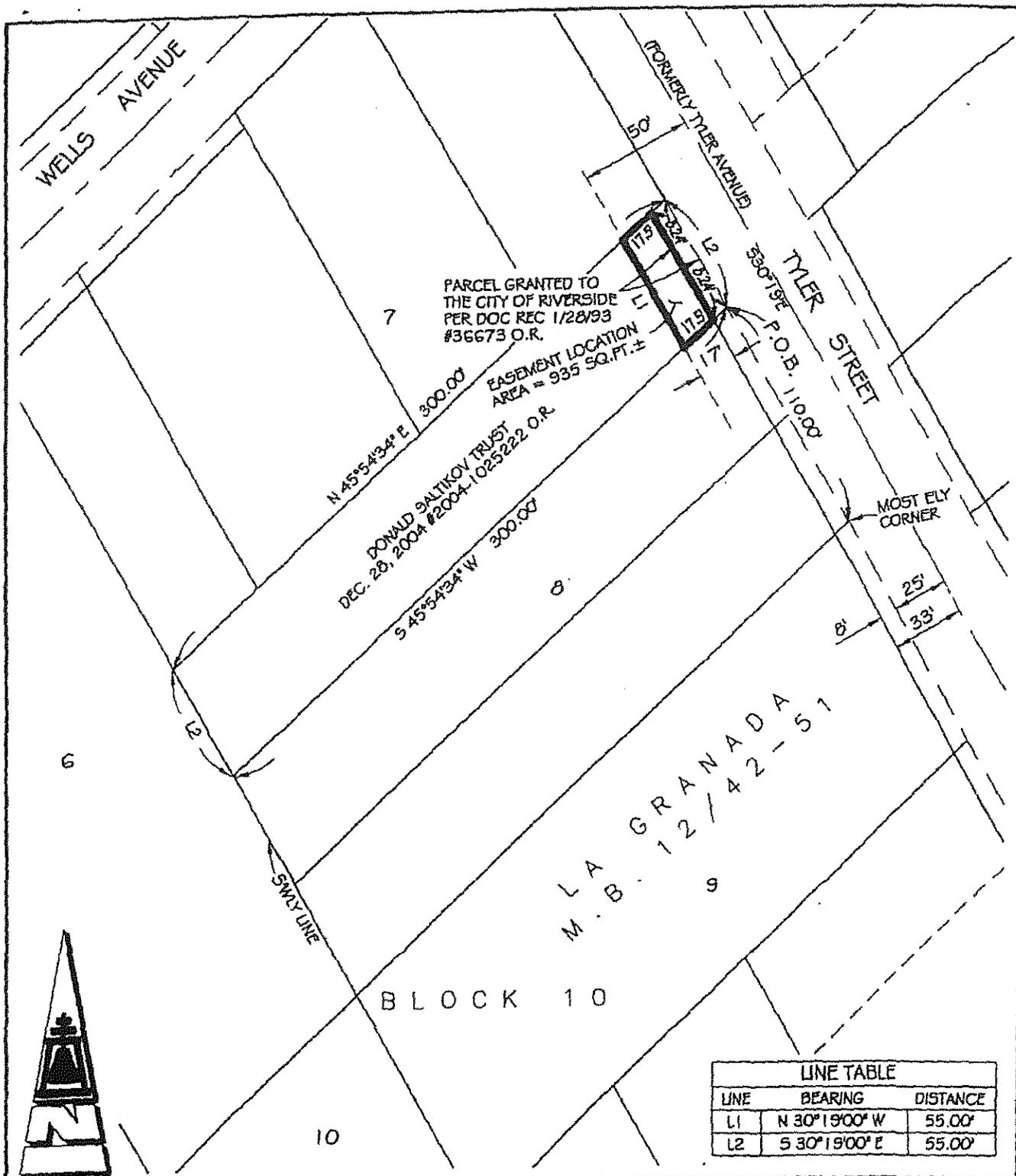
**EXCEPTING THEREFROM** that portion conveyed to the City of Riverside by Grant Deed recorded January 28, 1993, as Instrument No. 36673 of Official Records of said County.

Area - 935 square feet, more or less.

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

 6/18/09 Date Prep. EB  
Mark S. Brown, L.S. 5655  
License Expires 9/30/11





LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 30°19'00" W	55.00'
L2	S 30°19'00" E	55.00'

● CITY OF RIVERSIDE, CALIFORNIA ● D-17003

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: 6/17/10 SUBJECT: TYLER STREET WIDENING - APN 147-251-020