

Commonwealth Land Title Company
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DOC # 2014-0113528
03/27/2014 05:00 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

**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)

9305005-10

FOR RECORDER'S OFFICE USE ONLY

Project: Tyler Street Widening
POR. APN: 147-252-032
Address: 4743 Tyler Street

D - 17012

TRA: 009-173

GRANT OF EASEMENT

Evelyn P. Sadler, as Trustee of the Evelyn P. Sadler 2005 Trust, 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 03/03/2014

Evelyn P. Sadler, as Trustee of the Evelyn
P. Sadler 2005 Trust

Evelyn P. Sadler, Trustee

EVELYN P. SADLER, Trustee

ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On MARCH 3, 2014, before me RAPHAEL BRADFORD

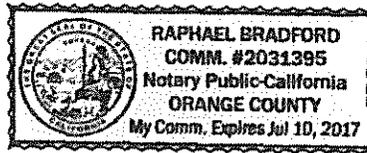
notary public, personally appeared EVELYN P. SADLER

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

Dated 3-10-2014

CITY OF RIVERSIDE
[Signature]

By: David Welch
Real Property Services Manager

APPROVED AS TO FORM
[Signature]
SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT A

POR. APN: 147-252-032
Street & Highway Easement

That portion of the following described property lying southwesterly of a line that is parallel with and 50.00 feet northeasterly, 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 of said County:

That portion of Lot 2 in Block 13 of said La Granada described as follows:

BEGINNING at the most southerly corner of said Lot 2;

Thence northwesterly, along the northeasterly line of said Tyler Street, 75.00 feet;

Thence northeasterly, parallel with the southeasterly line of said Lot, a distance of 296.68 feet to a point on the northeasterly line of said Lot 2;

Thence southeasterly, along the northeasterly line of said Lot 2, a distance of 75.00 feet to the most easterly corner;

Thence southwesterly, along the southeasterly line of said Lot, a distance of 296.68 feet to the **POINT OF BEGINNING**;

EXCEPTING THEREFROM that portion conveyed to the City of Riverside by document recorded April 6, 1992 as Instrument No. 121970 of Official Records of said County.

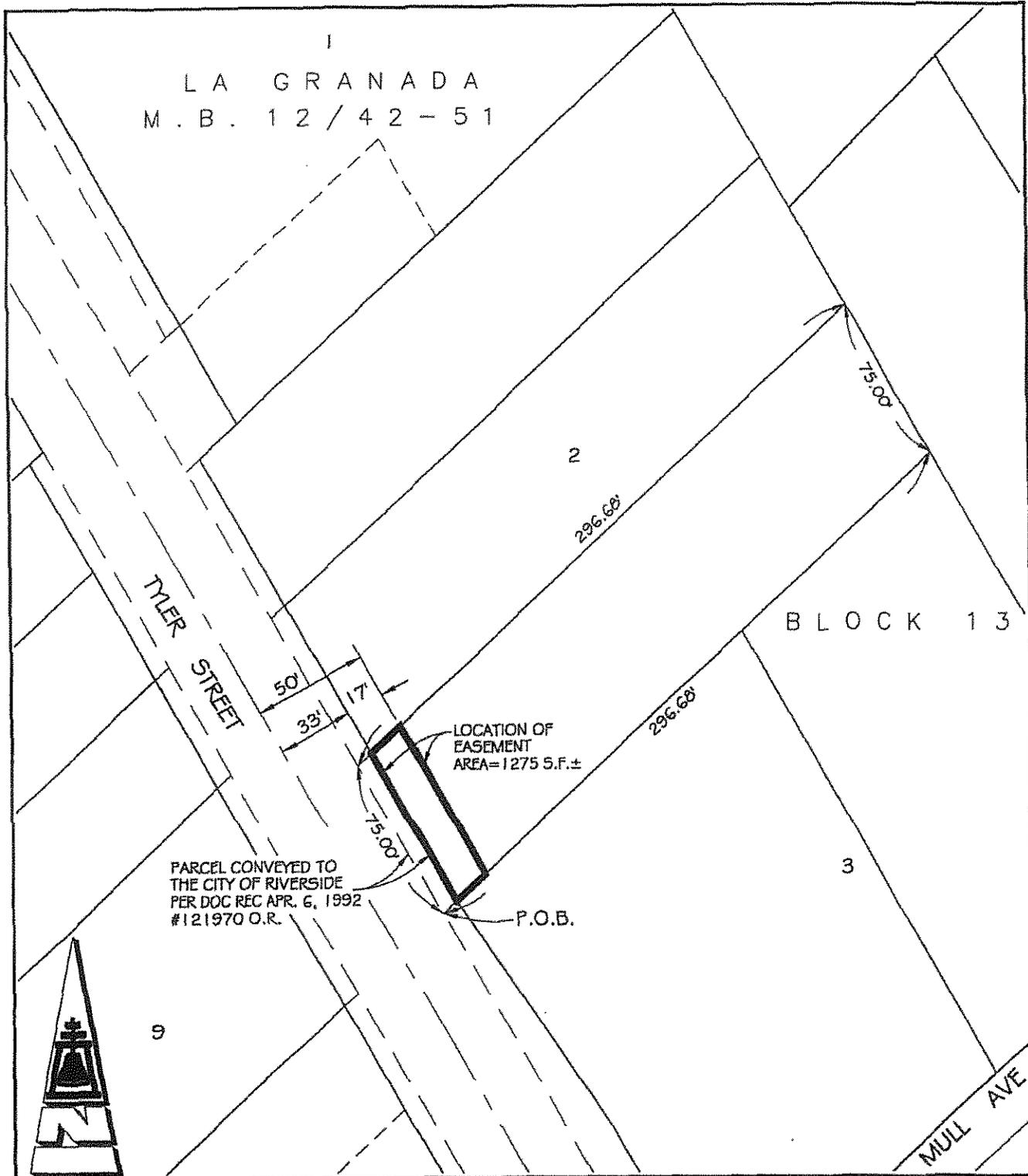
Containing 1,275 S.F., more or less.

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

Curtis C. Stephens 2/19/14 Prep. Kep
Curtis C. Stephens, L.S. 7519 Date



1
L A GRANADA
M . B . 1 2 / 4 2 - 5 1



● CITY OF RIVERSIDE, CALIFORNIA ● D-17012

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: 07/22/09 SUBJECT: TYLER STREET WIDENING - APN 147-252-032