

When recorded mail to:

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

2015-0200083

05/13/2015 03:43 PM Fee: \$ 0.00

Page 1 of 5

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



Handwritten mark

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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SIZE	NCOR	SMF	NCHGT:			NCHGCC				

FOR RECORDER'S OFFICE USE ONLY

Project: P14-1002
Por. APN: 191-150-007
Address: 6800 Arlington Avenue

D - 17170

GRANT OF EASEMENT

S & G Homes LLC, a California Limited Liability Company, as Grantor(s), FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) 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 the same, as well as pedestrian walkway facilities, manufactured slopes, utilities, including but not limited to electric energy distribution, transmission and telecommunications facilities, waterline distribution and transmission facilities, sanitary sewers, storm drains, traffic signals and related electrical facilities, gas line facilities, 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.**

Date: 4-29-15

**S & G Homes LLC,
a California Limited Liability Company**

By: *Jorge Gutierrez*

By: _____

Print Name: JORGE GUTIERREZ

Print Name: _____

Title: MANAGER

Title: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Bernardino } ss

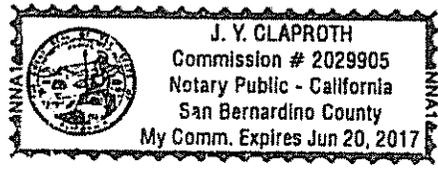
On April 24, 2015, before me, J.Y. Claproth,
notary public, personally appeared, Jorge Gutierrez

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.

J.Y. Claproth
Notary Signature

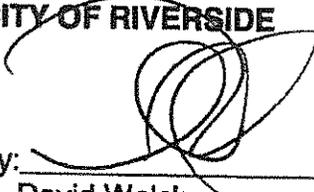


**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

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 May 12, 2015

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services Manager

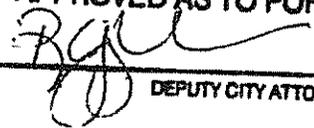
APPROVED AS TO FORM

DEPUTY CITY ATTORNEY

EXHIBIT "A"

Por. APN: 191-150-007
Public Street & Highway Esmt.

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

That portion of fractional Lot 5, in Block 4 of the lands of the Riverside Land and Irrigating Company, as shown by Map on file in Book 1 of Maps at Page 72 thereof, Records of San Bernardino County, California, being the Northerly 22.00 feet of the Easterly 60.00 feet of the Westerly 180.00 feet of that certain parcel of land conveyed in Deed to S & G Homes LLC by document recorded September 27, 2013 as Document No. 2013-0466862, Official Records of Riverside County, California, said land conveyed being described as follows:

Beginning at a point on the Southerly line of Arlington Avenue as widened by Decree of Condemnation, a certified copy of said Decree being recorded May 22, 1945 in Book 678, Page 200 of Official Records of Riverside County, California, a distance of 342.70 feet Easterly from the intersection of said Southerly line with the Easterly line of Monroe Street, said point being the Northeast corner of that certain parcel of land conveyed to Max L. Drake and Patricia R. Drake, by Deed recorded June 2, 1947 in Book 832, Page 539 of Official Records of said Riverside County;

Thence at right angles Southerly along the Easterly line of said parcel conveyed to Max L. Drake and Patricia R. Drake, a distance of 190.00 feet to the Southeast corner thereof;

Thence Easterly and parallel with the Southerly line of said Arlington Avenue, a distance of 240.00 feet;

Thence at right angles Northerly, a distance of 190.00 feet to the Southerly line of said Arlington Avenue, as widened;

Thence Westerly along said Southerly line, a distance of 240.00 feet to the **Point of Beginning**.

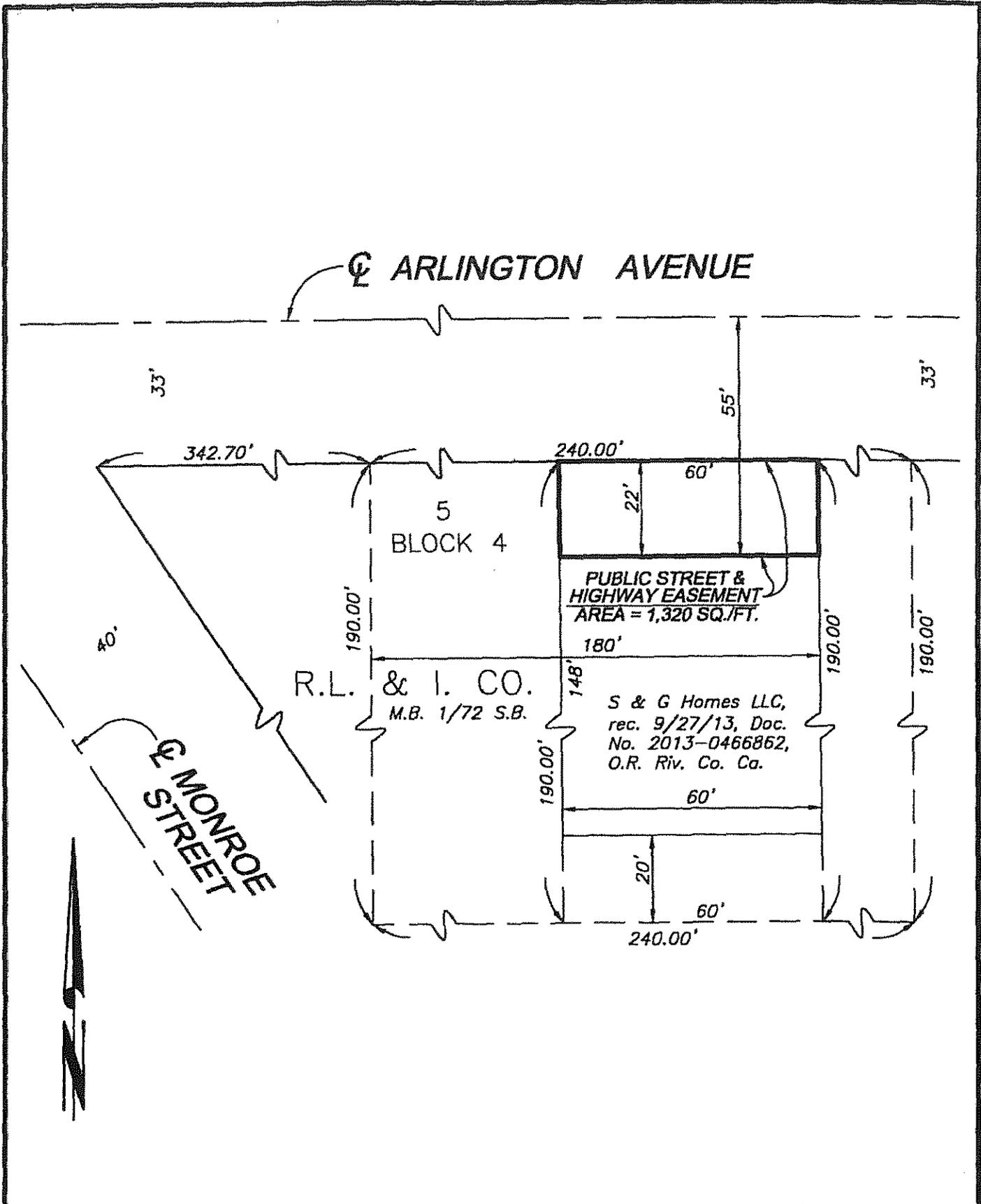
EXCEPTING THEREFROM a right of way over, under, and through the Southerly rectangular 20.00 feet thereof for alley purposes.

The above described parcel of land contains 1,320 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.

 9/20/15 Prep. EV
Curtis C. Stephens, L.S. 7519 Date





• CITY OF RIVERSIDE, CALIFORNIA • D-07170

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"=30'

DRAWN BY: EV DATE: 4/15/15

SUBJECT: P14-1002 - GRANT OF EASEMENT