

When recorded mail to:

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

DOC # 2002-714460

12/02/2002 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records
County of Riverside

Gary L. Orso
Assessor, County Clerk & Recorder



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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(1)

FOR RECORDER'S OFFICE USE ONLY

Project: Columbia & Northgate
A.P.N. 249-060-012

D - 15024



GRANT OF EASEMENT

ALFREDO ZEPEDA, a married man as his sole and separate property, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, 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 11/21/02

alfredo zepeda
ALFREDO ZEPEDA

I am the spouse of **Alfredo Zepeda**, and I hereby consent and join in granting the easement hereinabove described to the City of Riverside, a municipal corporation of the State of California, as Grantee, and I hereby release and quitclaim any community property interest that I may have in said easement to said Grantee.

Elvira Zepeda
(signature)

ELVIRA ZEPEDA
(print name)

GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside } ss

On Nov. 21, 2002, before me DAWN M. DUROCHER
(date) (name)

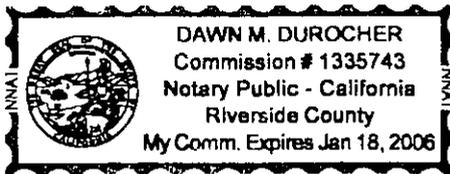
a Notary Public in and for said State, personally appeared
ALFREDO ZEPEDA and ELVIRA ZEPEDA
Name(s) of Signer(s)

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)
Title _____
- Title _____
- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other
- () Partner(s)
 - () General
 - () Limited

personally known to me - OR - 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.



WITNESS my hand and official seal.
[Signature]
Signature

The party(ies) executing this document is/are representing:

**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, California, a 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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 11/27/02

CITY OF RIVERSIDE



Real Property Services Manager
of the City of Riverside

ZEPEDA GOE.DOC



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EXHIBIT "A"

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

That portion of Lot 10 of Twogood and Herrick's Subdivision, as shown by map on file in Book 7, Page 29 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at the southeasterly corner of said Lot 10;

THENCE North 0°05'00" West, along the easterly line of said Lot 10, a distance of 17.00 feet;

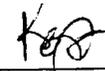
THENCE South 89°55'00" West, at right angle to said easterly line, a distance of 6.57 feet;

THENCE South 83°46'39" West, a distance of 150.36 feet to the southerly line of said Lot 10;

THENCE easterly along said southerly line, a distance of 156.07 feet to the POINT OF BEGINNING.

Area - ~~1379~~ 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.

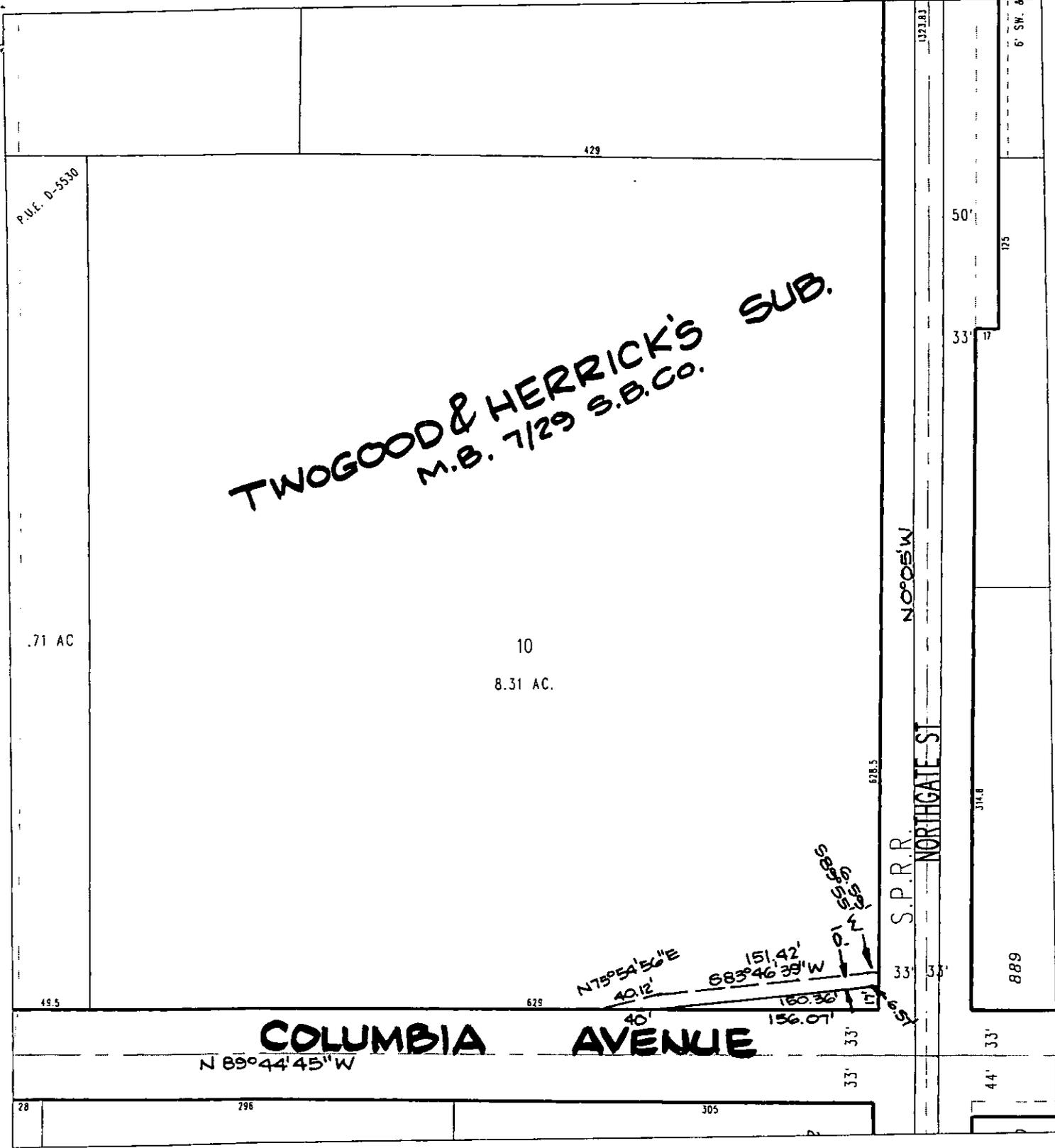
 10/3/02 Date  Prep.
Mark S. Brown, L.S. 5655
License Expires 9/30/03



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TWOGOOD & HERRICK'S
 M.B. 7/29 S.B. CO.
SUB.

COLUMBIA AVENUE
 N 89°44'45"W

NORTHGATE ST
 S.P.R.R.
 N 0°05'W

◆ **CITY OF RIVERSIDE, CALIFORNIA** ◆

27-1

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" = 100' | Drawn by: skn | Date: 07/30/02 | Subject: COLUMBIA AVE. @ NORTHGATE ST.

15024