

Chicago Title Co
TD# 4224055/K32

When recorded mail to:

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

DOC # 2004-1017633

12/23/2004 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)

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.	
	1		5					✓	✓	
A	R	L				COPY	LONG	REFUND	NCHG	EXAM

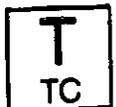
TRA 009-002
Project: Jefferson Street Improvements

A.P.N. 231-122-010

DTT

D - 15408

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GRANT OF EASEMENT

ANDREW REGALADO and CINDY ANN HERRERA-REGALADO, husband and wife as joint tenants, as Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do 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 8/25/04

Andrew Regalado
ANDREW REGALADO

Cindy Ann Herrera Regalado
CINDY ANN HERRERA-REGALADO

GENERAL ACKNOWLEDGEMENT

State of California

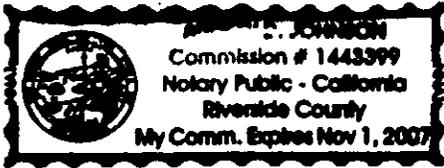
County of RIVERSIDE } ss

On 8-25-2004, before me AUDREY D. JOHNSON
(date) (name)

a Notary Public in and for said State, personally appeared

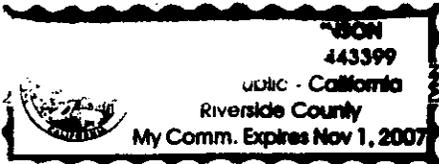
ANDREW REGALADO AND CINDY ANN HERRERA-REGALADO
Name(s) of Signer(s)

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.

Audrey D. Johnson
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, 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. 20534 of said City Council adopted September 23, 2003, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 9-10-2004

CITY OF RIVERSIDE

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

By [Signature]

BY [Signature]
Deputy City Attorney

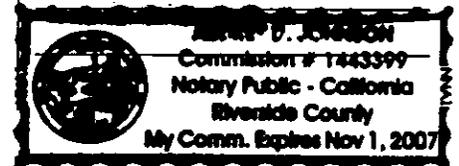
JEFFERSON STREET IMPRS_GOE REGALADO.DOC

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

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



GOVERNMENT CODE SECTION 27361.7

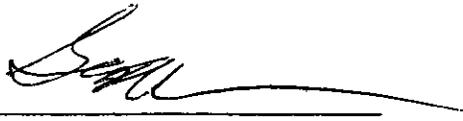
I CERTIFY UNDER THE PENALTY OF PERJURY THAT THE NOTARY STAMP
ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS
FOLLOWS:

NAME OF NOTARY: AUDREY D. JOHNSON
COMMISSION # 1443399

DATE COMMISSION EXPIRES: NOV 1, 2007

DATE OF EXECUTION: DECEMBER 22, 2004

PLACE OF EXECUTION: COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

BY: 

GEOFF TAYLOR

EXHIBIT "A"

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

That portion of Lots 8 and 9 in Block 22 of the Lands of the Riverside Land and Irrigating Co., as shown by map on file in Book 1, Page 70 of Maps, records of San Bernardino County, California, and that portion of the Riverside Water Company's Canal right-of-way, lying within a strip of land 25.00 feet in width, the southeasterly line of which is described as follows:

BEGINNING at the intersection of the centerline of Helena Avenue with the centerline of Jefferson Street, as shown by Parcel Map on file in Book 9, Page 4 of Parcel Maps, records of Riverside County, California;

THENCE South $56^{\circ}41'45''$ West, along said centerline of said Helena Avenue, a distance of 152.13 feet to the southeasterly prolongation of the northeasterly line of Parcel 2 of said Parcel Map, and the END of this line description;

EXCEPTING THEREFROM that portion lying southeasterly of a line that is parallel with and distant 16.5 feet northwesterly, as measured at right angles, from the centerline of said Helena Avenue;

ALSO EXCEPTING THEREFROM that portion lying within Jefferson Street as shown by said Parcel Map.

The sidelines of said strip of land shall be lengthened or shortened to terminate in said northeasterly line of Parcel 2 and lengthened or shortened to terminate in the southwesterly line of said Jefferson Street.

Area - 953 square feet.

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

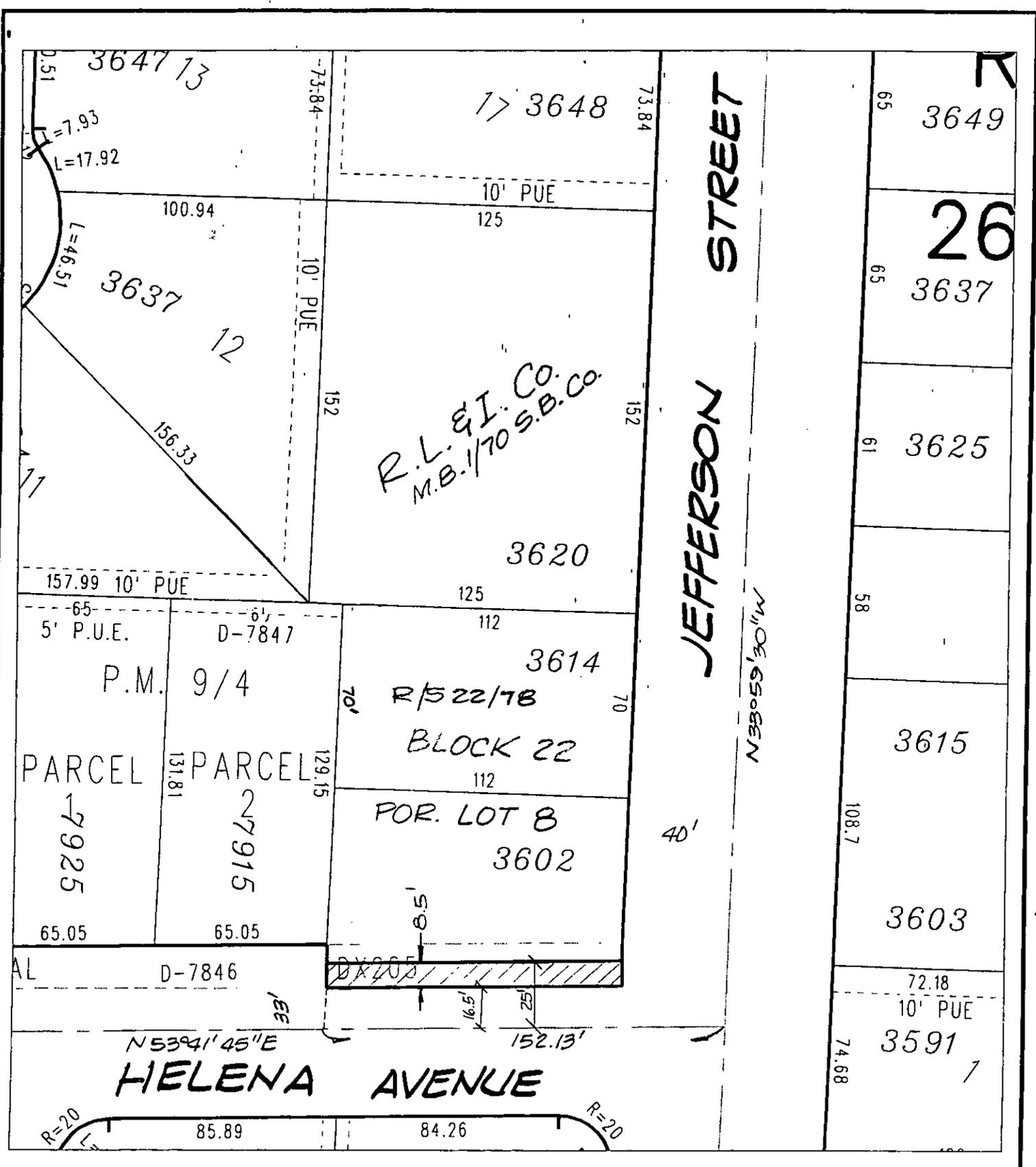


Mark S. Brown, L.S. 5655
License Expires 9/30/05

1/12/04
Date

Prep. 





◆ CITY OF RIVERSIDE, CALIFORNIA ◆

67-2

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" = 50'

Drawn by: sken

Date: 01/09/04

Subject: JEFFERSON STREET IMPROVEMENTS

15408