

When recorded mail to:

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

DOC # 2007-0613635

10/02/2007 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Larry W. Ward

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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									S.S

Project: 07-2594

APN: 146-141-038

Address: 11240 & 11246 Mountain Avenue

D - 10:05

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513

GRANT OF EASEMENT

William A. Mendez II and Shawna D. Mendez, who acquired title as Shawna D. Mendez II, Husband and Wife as Joint Tenants, 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 9-6-07

William A. Mendez II

William A. Mendez II

ATTORNEY'S OFFICE

[Signature]
Deputy City Attorney

Shawna D. Mendez
Shawna D. Mendez

GENERAL ACKNOWLEDGEMENT

State of California

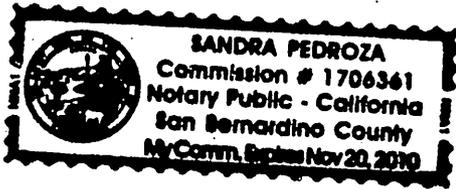
County of San Bernardino ss

On 9.6.07, before me Sandra Pedroza
(date) (name)

a Notary Public in and for said State, personally appeared

William A. Mendez II & Shawna D. Mendez
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.

[Signature]
Signature

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:

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. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 9/17/07

CITY OF RIVERSIDE

BY: Amelia M. Vachon

Title: Real Property Manager

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY: [Signature]
Deputy City Attorney

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EXHIBIT A

APN 146-141-038
STREET AND HIGHWAY EASEMENT

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

That portion of Lot 4 in Block 60 of Tract No. 2 of La Sierra Heights as shown by map on file in Book 7 of Maps, at Page 66 thereof, Records of Riverside County, California, lying within a strip of land 13.00 feet in width, the Northwesternly line being described as follows:

COMMENCING at a point on the Northwesternly line of said Lot 4, distant 422.00 feet Northeastly from the most Westerly corner of said Lot 4, said point being the most Westerly corner of that certain parcel of land as described in Grant Deed to William A. Mendez II, et Ux, recorded June 28, 2005 as doc. no. 2005-0509604, Official Records of Riverside County, California;

Thence along the Southwesterly line of said parcel to William A. Mendez II S.27°36'00"E., a distance of 100.00 feet;

Thence parallel with said Northwesternly line N.62°02'30"E. to a point 316.05 feet, more or less, Southwesterly as measured along said parallel line from the Northeastly line of said Lot 4, said point being the most Southerly corner of that certain parcel of land as described in Grant Deed to Joseph Daniel Mendez, et Ux, recorded August 3, 2001 as doc. no. 2001-368048, Official Records of Riverside County, California;

Thence along the Southwesterly line of said parcel to Joseph Daniel Mendez N.27°25'30"W., a distance of 100.00 feet to a point on the Northwesternly line of said Lot 4 and the most Westerly corner of said last described parcel of land, said Northwesternly line being parallel with and 20.00 feet Southeasterly, measured at right angles from the centerline of Mountain Avenue as shown on Hallmark Development by map on file in Book 38 of Maps, at Pages 3 through 4 thereof, Records of Riverside County, California, said point also being the **POINT OF BEGINNING** of said line description;

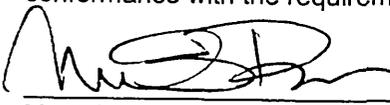
Thence S.62°02'30"W. along said Northwesternly line, a distance of 131.00 feet to said point distant 422.00 feet Northeastly from the most Westerly corner of said Lot 4, said point being the **TERMINATION** of said line description.



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The sidelines of said strip of land 13.00 feet in width shall be prolonged or shortened to terminate in the above described lines which bear S.27°36'00"E., 100.00 feet and N.27°25'30"W., 100.00 feet.

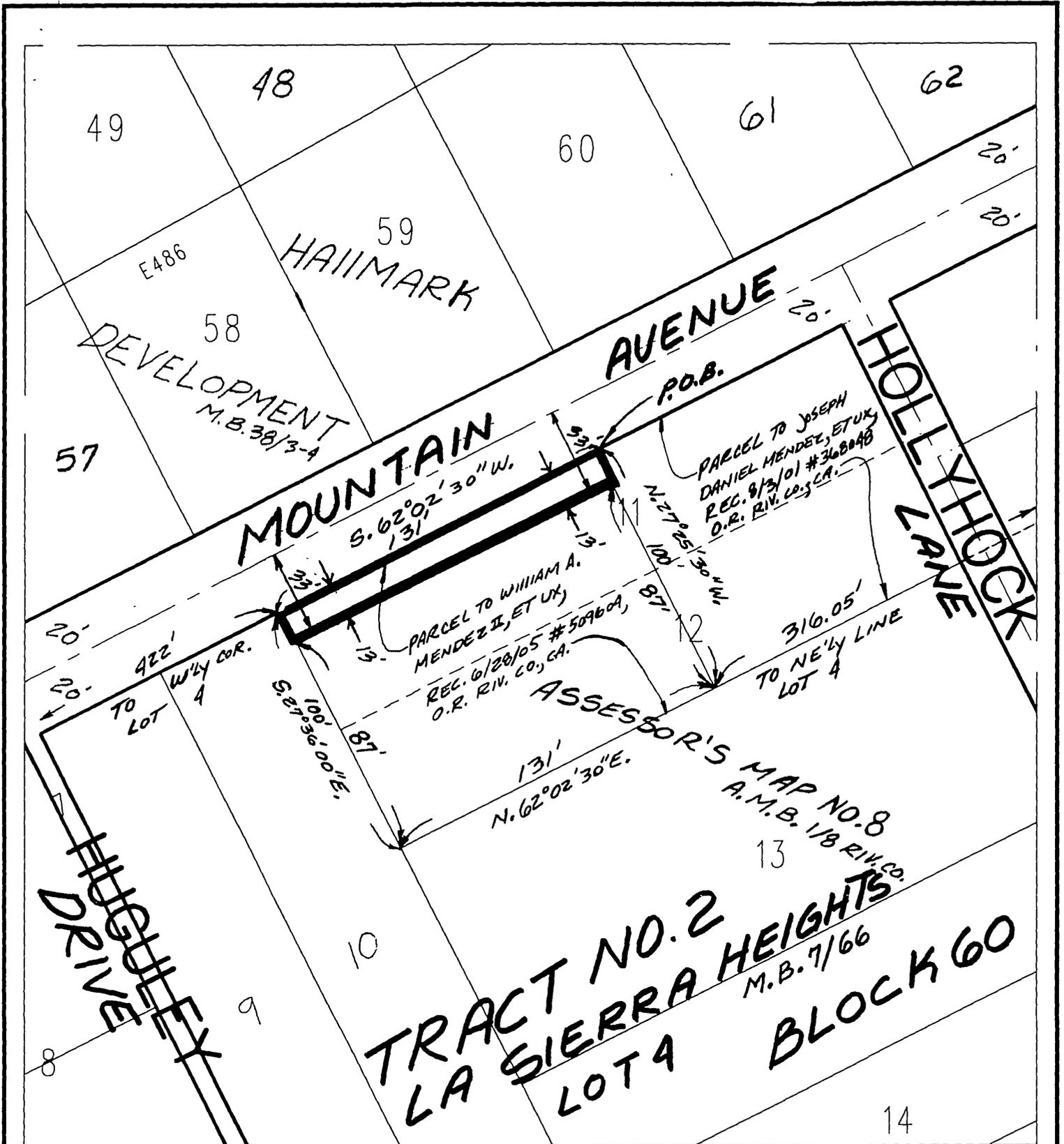
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 8/14/07 Date Prep. E.V.
Mark S. Brown, L.S. 5655
License Expires 9/30/07



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◆ CITY OF RIVERSIDE, CALIFORNIA ◆

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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: ev

Date: 08/16/07

Subject: 13' Grant of Easement