

Commonwealth Land Title Company

When recorded mail to:

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

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

DOC # 2014-0194656

05/28/2014 01:03 PM Fees: \$0.00

Page 1 of 4

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

This document was electronically submitted to the County of Riverside for recording
Received by: SGOMEZ

FOR RECORDER'S OFFICE USE ONLY

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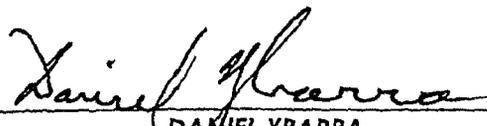
Project: Tyler Street Widening
POR. APN: 145-091-006
Address: 10291 Selkirk Avenue

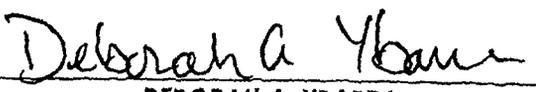
TRN: 009-175
TTX: 0.00
9305027

GRANT OF EASEMENT

DANIEL YBARRA and DEBORAH A. YBARRA, 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 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 4-23-14


DANIEL YBARRA


DEBORAH A. YBARRA

ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On April 23, 2014, before me Angela Hill,

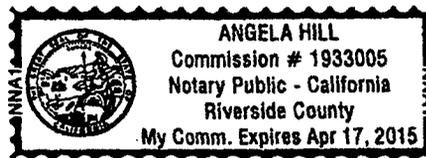
notary public, personally appeared Daniel Ybarra and Deborah A. Ybarra

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.

Angela Hill
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 5-21-14

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE
BY [Signature]
Deputy City Attorney

CITY OF RIVERSIDE
By [Signature]
David Welch
Real Property Services Manager

EXHIBIT A

POR. APN: 145-091-006
Street & Highway Easement

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

That portion of Lot 15 in Block 46 of La Granada, as shown by map on file in Map Book 12, Pages 42 through 51, records of Riverside County, California, described as follows:

BEGINNING at the most southerly corner of said Lot 15;

THENCE North 54°58'30" East, along the southeasterly line of said Lot 15, a distance of 52.00 feet to a point of cusp with a tangent curve concaving northeasterly and having a radius of 41.50 feet;

THENCE southwesterly to the right along said curve through a central angle of 90°41'00" an arc length of 65.68 feet to a line that is parallel with and distant 50.00 feet northeasterly, as measured at right angles, from the centerline of Tyler Street, (formerly Tyler Avenue), as shown by said map;

THENCE North 34°20'30" West, along said parallel line, a distance of 58.01 feet to the northwesterly line of said Lot 15;

THENCE South 54°58'30" West, along said northwesterly line, a distance of 10.00 feet to the most westerly corner of said Lot 15;

THENCE South 34°20'30" East, along the southwesterly line of said Lot 15, a distance of 100.01 feet to the **POINT OF BEGINNING**;

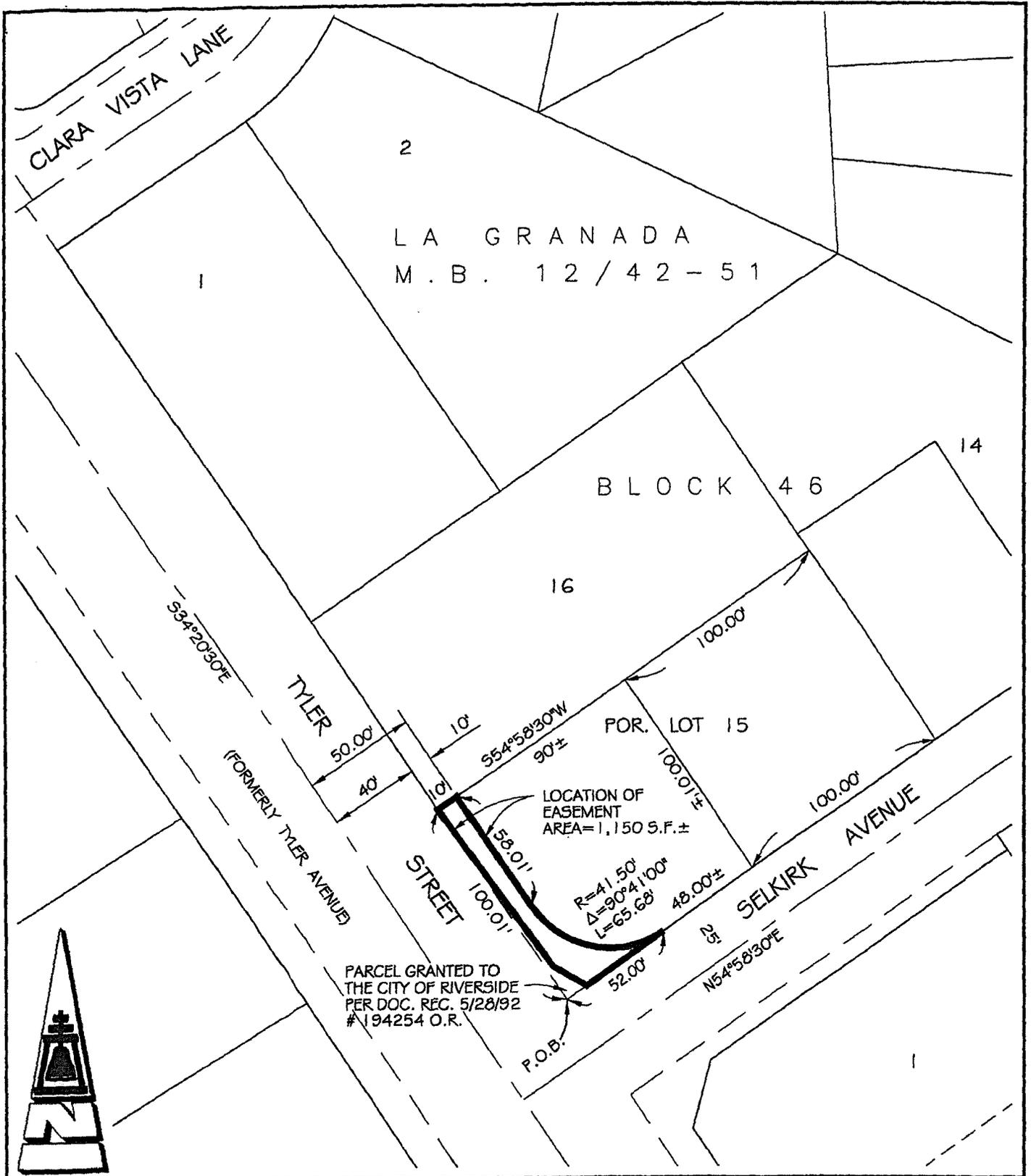
EXCEPTING THEREFROM that portion conveyed to the City of Riverside by Grant Deed recorded May 28, 1992, as Instrument No. 194254 of Official Records of said Riverside County.

Containing 1,150 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.

 2/1/2011 Prep. _____
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/11





● CITY OF RIVERSIDE, CALIFORNIA ●

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: 2/4/11 SUBJECT: TYLER STREET WIDENING - APN 145-091-006