

When recorded mail to:

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

2015-0265473

06/22/2015 02:53 PM Fee: \$ 0.00

Page 1 of 7

Recorded in Official Records
County of Riverside
Peter Aldana
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)

					R	A	Exam: 110		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
7									
SIZE	NCOR	SMF	NCHG T:		NCHG T:				

FOR RECORDER'S OFFICE USE ONLY

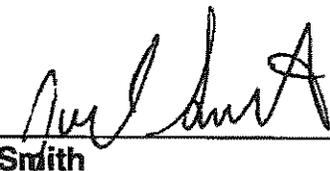
Project: 14-4455
Por. APN: 149-310-012
Address: 5578 Norwood Avenue

D - 17195

GRANT OF EASEMENT

Joel Smith, a married man as his sole and separate property, 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.

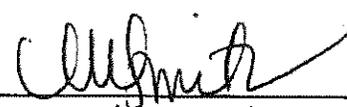
Date: 5-29-15


Joel Smith

* see attached
Acknowledgment

SPOUSAL RELEASE

I am the spouse of **Joel Smith**, and I hereby consent and join in granting the easement herein above 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.


(signature)

Michelle Smith
(print name)

* see attached
Acknowledgment

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.

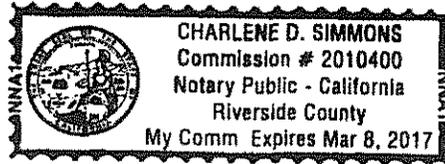
State of California
County of Riverside)

On May 29, 2015 before me, Charlene D. Simmons Notary Public
(insert name and title of the officer)

personally appeared Joel Smith
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.



Signature *Charlene D. Simmons* (Seal)

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 Riverside } ss

On May 29, 2015, before me, Charlene D. Simmons,

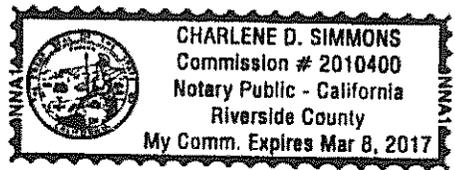
notary public, personally appeared, Michelle Smith

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.

Charlene D. Simmons
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 June 18, 2015

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services Manager

APPROVED AS TO FORM

SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT "A"

Por. APN: 149-310-012
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 Lot 2 of Glen Arden Tract as shown by map on file in Book 11 of Maps at Pages 96 through 97 thereof, Records of Riverside County, California, described as follows:

Commencing at the Southeast corner of said Lot 2;

Thence N.02°47'22"W. along the Easterly line of said Lot 2, a distance of 87.00 feet to the Southeast corner of that certain parcel of land described in Tax Deed to Joel Smith, by document recorded June 20, 2014 as Document No. 2014-0227237, Official Records of Riverside County, California, being the **Point of Beginning** of the parcel of land to be described;

Thence S.67°57'10"W. along the Southerly line of said parcel described to Joel Smith, a distance of 8.47 feet to a line parallel with and 8.00 feet Westerly, measured at right angles from the Easterly line of said Lot 2;

Thence N.02°47'22"W. along said parallel line, a distance of 195.46 feet;

Thence N.60°15'52"W., a distance of 23.61 feet to a line parallel with and 8.00 feet Southerly, measured at right angles from the Northwesterly line of said Lot 2;

Thence S.62°15'38"W. along the above said parallel line, a distance of 243.83 feet to the Westerly line of said parcel described to Joel Smith;

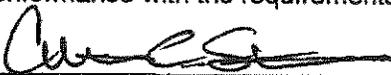
Thence N.02°47'20"E. along said Westerly line, a distance of 9.29 feet to the Northwesterly line of said Lot 2;

Thence N.62°15'38"E. along said Northwesterly line, a distance of 273.61 feet to the Northeast corner of said Lot 2;

Thence S.02°47'22"E. along the Easterly line of said Lot 2, a distance of 227.16 feet to the **Point of Beginning**.

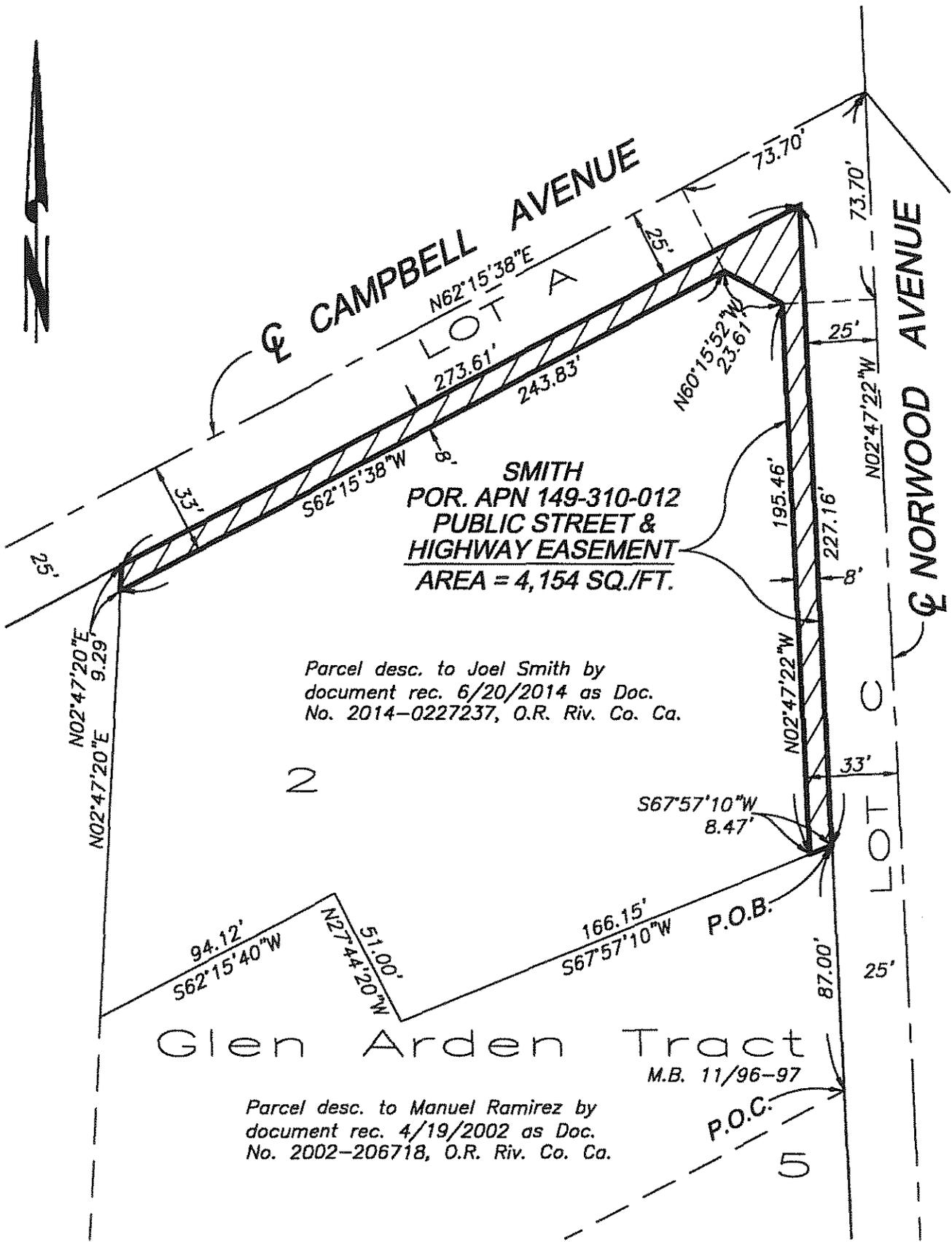
The above described parcel of land contains 4,154 square feet, more or less.

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


Curtis C. Stephens, L.S. 7519 9/16/15 Prep. E.V.
Date



D-17195



● CITY OF RIVERSIDE, CALIFORNIA ● D-17195

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: EV | DATE: 4/9/15 | SUBJECT: BP 14-4455 - 5578 NORWOOD AVENUE