

Lawyers Title Company

When recorded mail to:

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

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

FREE RECORDING

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

FOR RECORDER'S OFFICE USE ONLY

Project: Tyler Avenue Widening
POR. APN: 147-281-028 & 029
Address: 4616 Tyler Avenue
TRA: 009-175
TTX: \$0.00

D - 16908

GRANT OF EASEMENT

FAUSTINO ALVAREZ AQUIRRE, 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 California charter city and municipal corporation, a 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, drain 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 5/26/13

Faustino Alvarez Aquirre
FAUSTINO ALVAREZ AQUIRRE

Dated 5/26/13

I am the spouse of Faustino Alvarez Aquirre, and I hereby consent and join in granting the easement hereinabove described to the City of Riverside, a California charter city and municipal corporation, as Grantee, and I hereby release and quitclaim any community property interest that I may have in said easement to said Grantee.

Juana Alvarez
(signature)
Juana Alvarez
(print name)

ACKNOWLEDGEMENT

State of California }
County of RIVERSIDE } ss

On 5-26-13, before me A.L. Brown

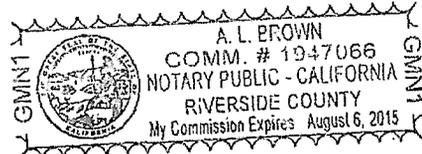
notary public, personally appeared FAUSTINO ALVAREZ AGUIRRE, & JUANA ALVAREZ

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]
Notary Signature



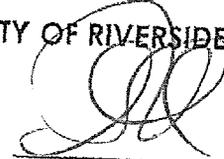
CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)

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 6-7-13

CITY OF RIVERSIDE

By



David Welch
Real Property Services Manager

APPROVED AS TO FORM



SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT A

POR. APN: 147-281-028 & 029
Street & Highway Easement

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

All that portion of Parcel 1 of City of Riverside Certificate of Compliance document recorded December 24, 2003, per Document No. 2003-1000413 of Official Records of said Riverside County, lying northeasterly of a line that is parallel with and distant 50.00 feet southwesterly, as measured at right angles, from the centerline of Tyler Street, (formerly Tyler Avenue), said centerline is shown on the map of La Granada on file in Book 12, Pages 42 through 51 of Maps, records of said Riverside County, and Parcel 1 is more particularly described in said document as follows:

PARCEL 1

Lot 10 in Block 11 of La Granada, as shown by map on file in Book 12, Pages 42 to 51, inclusive, of Maps, records of Riverside County, California,

TOGETHER WITH:

The northerly 68.77 feet of that portion of Lot 11 in Block 11 of La Granada, as shown by map on file in Book 12, Pages 42 to 51, inclusive, of Maps, records of Riverside County, California, described as follows:

BEGINNING at the southeasterly corner of said Lot;

THENCE westerly along the northerly line of Cook Street, 149.5 feet;

THENCE northerly, parallel with the westerly line of Tyler Street (formerly Tyler Avenue), to a point in the northerly line of said Lot;

THENCE easterly, along the northerly line of said Lot, 149.5 feet, more or less, to the northeasterly corner thereof;

THENCE southerly, along the westerly line of said Tyler Street, 168.77 feet to the **POINT OF BEGINNING**;

Said northerly 68.77 feet being measured along the westerly line of said Tyler Street and the southerly line thereof being parallel with the northerly line of said Lot;

EXCEPTING THEREFROM:

The northwesterly 123.75 feet of said Lot 10, said northwesterly 123.75 feet being measured

along the northeasterly line of said Lot 10 and the southeasterly line thereof being parallel with the northwesterly line of said Lot 10;

ALSO EXCEPTING THEREFROM:

That portion of said Lots 10 and 11 described as follows:

COMMENCING at the most northerly corner of said Lot 10;

THENCE South 30°19'00" East, along the northeasterly line of said Lot 10, as measured at right angles, 123.75 feet to the most northerly corner of that certain parcel of land conveyed to Steven J. Bradley, et al., as Parcel 1 of deed recorded May, 16, 1988, as Instrument No. 129598 of Official Records of Riverside County, California, said corner being the POINT OF BEGINNING;

THENCE continuing South 30°19'00" East, along said northeasterly line and the northeasterly line of said Lot 11, a distance of 110.02 feet to the most easterly corner of that certain parcel of land conveyed to Steven J. Bradley, et al., as Parcel 2 of said deed;

THENCE South 46°47'34" West, along said southeasterly line of said Parcel 2, parallel with the northwesterly line of said Lot 11, a distance of 11.31 feet;

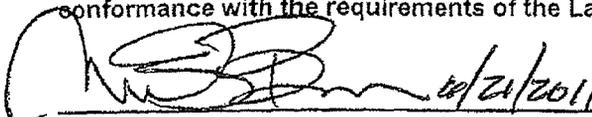
THENCE North 27°49'34" West, a distance of 69.53 feet to a point in a line parallel with and distant 8.00 feet southwesterly, as measured at right angles, from said northeasterly lines of said Lots 10 and 11;

THENCE North 30°19'00" West, along said parallel line, a distance of 41.25 feet to the northwesterly line of said Parcel 1;

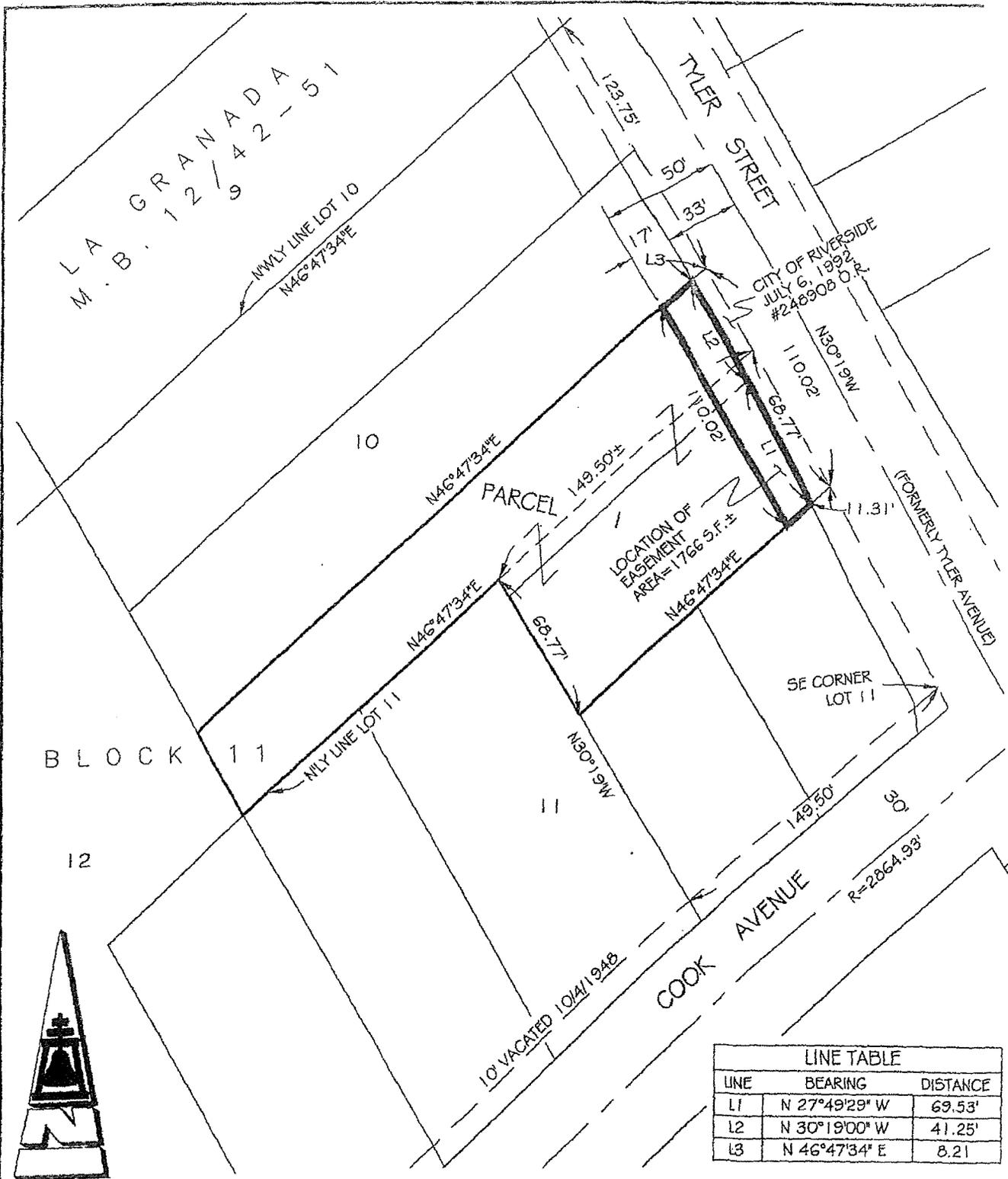
THENCE North 46°47'34" East, along said northwesterly line, a distance of 8.21 feet to said POINT OF BEGINNING.

Containing 1,766 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.


Mark S. Brown, L.S. 5655 6/21/2011 Date Prep. _____
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: 07/27/09 SUBJECT: TYLER STREET WIDENING-APN 147-281-028 & 029

@COMMONSURVEYDOCUMENTS/PUBLICWORKS/TYLER STREET WIDENING/147-281-028-029

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