

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)

2021-0051374

01/26/2021 02:50 PM Fee: \$ 0.00

Page 1 of 9

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



1628


FOR RECORDER'S OFFICE USE ONLY

Project: BP-2019-03583
POR. APN: 147-050-022
Address: 10303 Gramercy Place

D - 17600

GRANT OF EASEMENT

Jose Antonio Rodriguez and Maria G. Rodriguez, Husband and Wife and Jose Jesus Rodriguez and Maria Guadalupe Rodriguez, Husband and Wife, all as Joint Tenants, 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.


Jose Antonio Rodriguez

Date: 12-28-2020

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

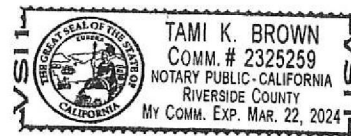
On December 28, 2020, before me, Tami K. Brown,
notary public, personally appeared, Jose Antonio Rodriguez

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.


Notary Signature



Maria G Rodriguez
Maria G. Rodriguez

Date: 12-28-2020

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

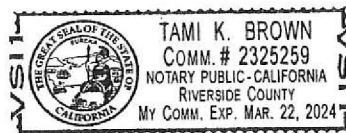
On December 28, 2020, before me, Tami K. Brown
notary public, personally appeared, Maria G. Rodriguez

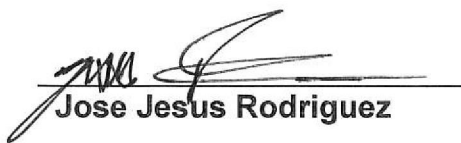
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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.

Tami K. Brown




Jose Jesus Rodriguez

Date: 12-28-2020

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

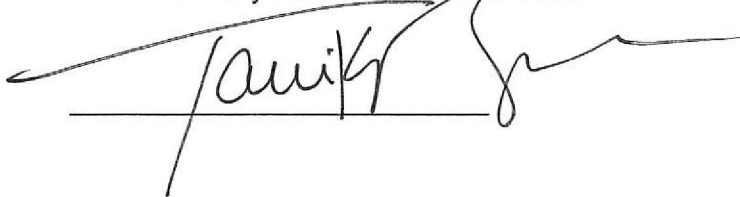
County of Riverside } ss

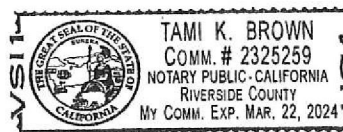
On December 28, 2020, before me, Tami K. Brown
notary public, personally appeared, Jose Jesus Rodriguez

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.





Maria G. Rodriguez
Maria Guadalupe Rodriguez

Date: 12/28/2020

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

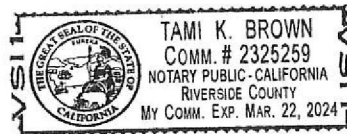
County of Riverside } ss

On December 28, 2020, before me, Tami K. Brown
notary public, personally appeared, Maria Guadalupe
Rodriguez

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.



Tami K. Brown

**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. 23439 of said City Council adopted May 14th, 2019, and the grantee consents to recordation thereof by its duly authorized officer.

DATED January 13, 2021

CITY OF RIVERSIDE

By: 

David Welch
Community & Economic
Development Director

APPROVED AS TO FORM:


CHIEF ASSISTANT CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

Project: BP-2019-03583
APN: Por. 147-050-022
Address: 10303 Gramercy Place
Public Street & Highway Easement

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

That portion of Lot 11 in Block 7 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of Riverside County, California, described as follows:

Commencing at the most easterly corner of said Lot 11;

Thence North 26°15'39" West, along the northeasterly line of said Lot 11, a distance of 80.35 feet to the most northerly corner of that certain parcel of land described as Parcel 2 in Grant Deed to Jose Antonio Rodriguez, et al., by Document recorded February 15, 2019, as Doc. No. 2019-0053779 of Official Records of said Riverside County;

Thence South 62°21'15" West, along the northwesterly line of said parcel of land, a distance of 8.00 feet to a line parallel with and distant 33.00 feet southwesterly, as measured at right angles, from the centerline of Tyler Street, formerly Tyler Avenue, as shown on said map, and the **Point of Beginning** of the parcel of land to be described;

Thence continuing South 62°21'15" West, along the northwesterly line of said parcel of land, a distance of 22.01 feet to a line parallel with and distant 55.00 feet southwesterly, as measured at right angles, from said centerline of Tyler Street;

Thence South 26°15'39" East, along said parallel line, a distance of 58.67 feet to the beginning of a non-tangent curve, concave westerly, with a radial bearing of South 83°42'14" East, and a radius of 35.00 feet;

Thence southwesterly along said curve through a central angle of 15°59'55", an arc length of 9.77 feet, to a line parallel with and distant 44.00 feet northwesterly, measured at right angles, from the centerline of Gramercy Place as shown on said La Granada;

Thence South 54°51'06" West along said 44.00 foot parallel line, a distance of 59.38 feet to a line that is parallel with and distant 95 feet southwesterly of the easterly line of said Lot 11;

Thence South 26°15'39" East along said 95.00 foot parallel line, a distance of 19.23 feet to the southeasterly line of said Lot 11;

Thence North 54°51'06" East along said southeasterly line, a distance of 66.62 feet to the westerly corner of the Grant of Easement, recorded March 5, 2008 as Document No. 2008-0106879, Original

Record of Riverside County and the beginning of a non-tangent curve, with radial bearing South 45°58'41" East, concave westerly with a radius of 34.50 feet;

Thence northeasterly and northerly along said Grant of Easement and curve through a central angle of 67°16'58", an arc length of 40.51 feet, to a line parallel with and distant 33.00 feet southwesterly of the centerline of Tyler Street;

Thence North 26°15'39" West along said 33.00 foot parallel line, a distance of 52.84 feet to the **Point of Beginning**.

The above described parcel of land contains 2,938 **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

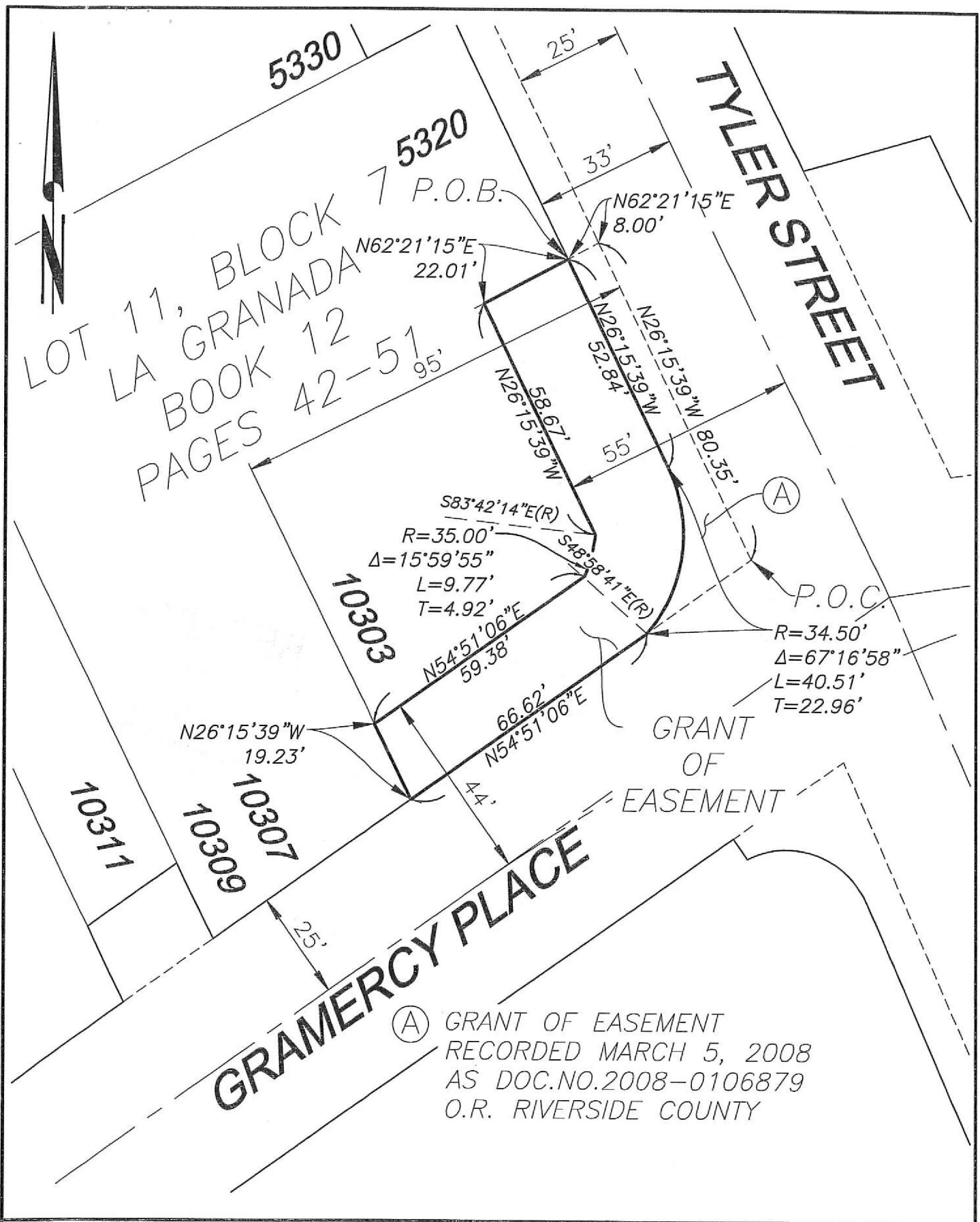
12/21/20

Prep. dbw

Curtis C. Stephens, L.S. 7519

Date





• 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" = 30'

DRAWN BY: DBW DATE: 11/25/2020

SUBJECT: Grant of Easement 13030 Gramercy Place

D17600 P9