

When recorded mail to:

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

**2015-0356418**

08/11/2015 04:02 PM Fee: \$ 0.00

Page 1 of 5

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)

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FOR RECORDER'S OFFICE USE ONLY

Project: P15-0156  
POR. APN: 142-201-003  
Address: 11759 Magnolia Avenue

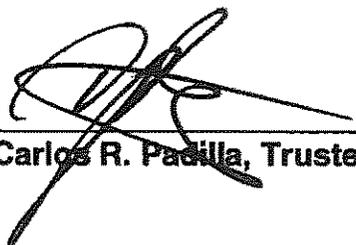
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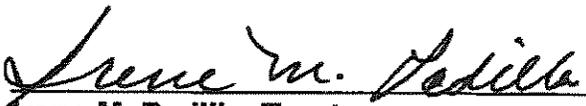
**GRANT OF EASEMENT**

**Carlos R. Padilla and Irene M. Padilla, Trustees of the Padilla Family Trust dated October 31, 1996, 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.**

Dated 7/27/15

Carlos R. Padilla and Irene M. Padilla,  
Trustees of the Padilla Family Trust  
dated October 31, 1996

  
\_\_\_\_\_  
Carlos R. Padilla, Trustee

  
\_\_\_\_\_  
Irene M. Padilla, Trustee

**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

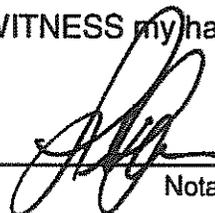
On July 27, 2015, before me, Lourdes Ramos-Borba,  
notary public, personally appeared, Carlos R Padilla and  
Irene M. Padilla

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.



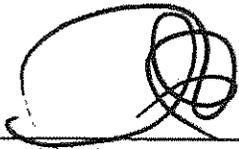
  
\_\_\_\_\_  
Notary Signature

**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 August 11, 2015

**CITY OF RIVERSIDE**

By:   
David Welch  
Real Property Services Manager

APPROVED AS TO FORM  
  
SUPERVISING DEPUTY CITY ATTORNEY

**EXHIBIT "A"**

POR. APN: 142-201-003  
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 Lots 6, 11 and 12 in Block 9 of La Sierra Gardens as shown by Map on file in Book 11 of Maps at Pages 42 through 50 thereof, Records of Riverside County, California, lying within a strip of land 5.00 feet in width, the Northwesterly line being described as follows:

**Commencing** at the Easterly corner of said Lot 6;

Thence S.56°22'43"W. along the Southeasterly line of said Lot 6, a distance of 60.00 feet to the Southerly corner of Parcel 1 as described in Grant Deed to Carlos R. Padilla and Irene M. Padilla, Trustees of the Padilla Family Trust dated October 31, 1996 by document recorded November 10, 2014, as Document No. 2014-0431894, Official Records of Riverside County, California;

Thence N.33°39'00"W. along the Southwesterly line of said Parcel 1, a distance of 5.00 feet to a line parallel with and distant 71.00 feet Northwesterly, measured at right angles from the centerline of Magnolia Avenue as shown on said La Sierra Gardens, being the **Point of Beginning** of said line description;

Thence N.56°22'43"E. along said parallel line, a distance of 202.29 feet to the Northwesterly line of Magnolia Avenue as shown by State Highway Right-Of-Way Map VIII-RIV-43-B (905054) Sheet 1 of 9 Sheets on file with the County Surveyor of Riverside County, California, being the **Termination** of said line description.

The sidelines of said strip of land 5.00 feet in width shall be prolonged or shortened to terminate Southwesterly in the Southwesterly line of said Parcel 1 and prolonged or shortened to terminate Northeasterly in the Northwesterly line of Magnolia Avenue as shown by said State Highway Right-Of-Way Map.

The above described parcel of land contains 861 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      11/5/15 Prep. E.V.  
Curtis C. Stephens, L.S. 7519      Date



D-17207

**STATE HIGHWAY  
(RIVERSIDE FREEWAY)**

91 12

State Highway Map VIII-RIV-43-B  
(905054), dated 7/16/57, Sht. 1 of 9  
11

LA SIERRA  
GARDENS  
M.B. 11/42-50

Conveyed to the Padilla Family Trust, rec.  
11/10/14 as Doc. No. 2014-0431894,  
O.R. Riv. Co. Ca. Parcel 2

BLOCK 9

Parcel 1

POR. APN 142-201-003  
PUBLIC STREET &  
HIGHWAY EASEMENT  
AREA = 861 SQ./FT.

5

6

N56°22'43"E 202.29'

P.O.B.

N33°39'00"W  
5.00'

60.00'

P.O.C.

86'

N56°22'43"E

MAGNOLIA AVENUE

HALLADAY  
AVENUE

25'

66'

71'



• CITY OF RIVERSIDE, CALIFORNIA •

D-17207

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: 7/15/15

SUBJECT: MAGNOLIA AVENUE R/W - BP15-0156