

When recorded mail to:

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

DOC # 2002-714459

12/02/2002 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Gary L. Orso

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: Palmyrita & Northgate  
A.P.N. 249-060-001

D - 15023



GRANT OF EASEMENT

ALFREDO ZEPEDA, 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 municipal corporation of the State of California, 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 11/21/02

Alfredo Zepeda  
ALFREDO ZEPEDA

I am the spouse of **Alfredo Zepeda**, and I hereby consent and join in granting the easement hereinabove 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.

Elvira Zepeda  
(signature)

EIVIRA ZEPEDA  
(print name)

**GENERAL ACKNOWLEDGEMENT**

State of California  
County of Riverside } ss

On Nov. 21, 2002, before me DAWN M. DUROCHER  
(date) (name)

a Notary Public in and for said State, personally appeared  
ALFREDO ZEPEDA and ELVIRA ZEPEDA  
Name(s) of Signer(s)

personally known to me - OR -  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.



WITNESS my hand and official seal.

[Signature]  
Signature

**OPTIONAL SECTION**

**CAPACITY CLAIMED BY SIGNER**

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)  
Title \_\_\_\_\_
- Title \_\_\_\_\_
- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- ( ) Other
- ( ) Partner(s)
  - ( ) General
  - ( ) Limited

The party(ies) executing this document is/are representing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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**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, California, a 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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 11/27/02

**CITY OF RIVERSIDE**



Real Property Services Manager  
of the City of Riverside

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EXHIBIT "A"

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

That portion of Lot 1 of Twogood and Herrick's Subdivision, as shown by map on file in Book 7, Page 29 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at the northeasterly corner of said Lot 1;



THENCE North 89°06'44" West, along the northerly line of said Lot 1, a distance of 203.21 feet to a point of cusp with a tangent curve concaving southerly and having a radius of 1949.00 feet;

THENCE easterly to the right along said curve through a central angle of 5°59'11" an arc length of 203.64 feet to the easterly line of said Lot 1;

THENCE North 0°35'05" East, along said easterly line, a distance of 10.63 feet to the POINT OF BEGINNING.

Area - 719 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.

 10/3/02 Prep.   
Mark S. Brown, L.S. 5655      Date  
License Expires 9/30/03



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