

DOC # 2007-0494530

07/31/2007 08:00A Fee:NC

Page 1 of 4

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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)

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Project: BP 07-2194
APN: 249-021-009
Address: 1095 Ardmore Street

D - 16054



GRANT OF EASEMENT

LEON L. TURNER and CELIA M. TURNER, Husband and Wife as Joint Tenants, 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 7/26/07

Leon L. Turner
LEON L. TURNER

Celia M. Turner
CELIA M. TURNER



GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss
On 7-20-07 before me Shan M. Miller
(date) (name)

a Notary Public in and for said State, personally appeared
Leon L. Turner and Celia M. Turner
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

**APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE**

BY [Signature]
Deputy City Attorney

**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. 21027 of said City Council adopted September 6, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

DATED 7/31/07

CITY OF RIVERSIDE

By: Amelia M. Valente

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:

EXHIBIT A

That portion of the following described property lying easterly of line that is parallel with, and 33.00 feet westerly, measured at right angles, from the centerline of Ardmore Street:

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

COMMENCING at a point on the north line of Section 18, Township 2 South, Range 4 West, San Bernardino Base and Meridian, lying 323.00 feet easterly of the northwesterly corner thereof;

Thence southerly at a right angle to a point on the southerly line of Palmyrita Avenue;

Thence southerly, parallel with the westerly line of said Section, a distance of 476.00 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing southerly parallel with the westerly line of said Section, a distance of 151.00 feet;

Thence easterly at a right angle, and parallel with the northerly line of said Section, a distance of 161.50 feet;



Thence northerly at a right angle and parallel with the westerly line of said Section, a distance of 151.00 feet;

Thence westerly at a right angle, and parallel with the northerly line of said Section, a distance of 161.50 feet to the **TRUE POINT OF BEGINNING**;

EXCEPTING THEREFROM the easterly 25.00 feet reserved for road purposes;

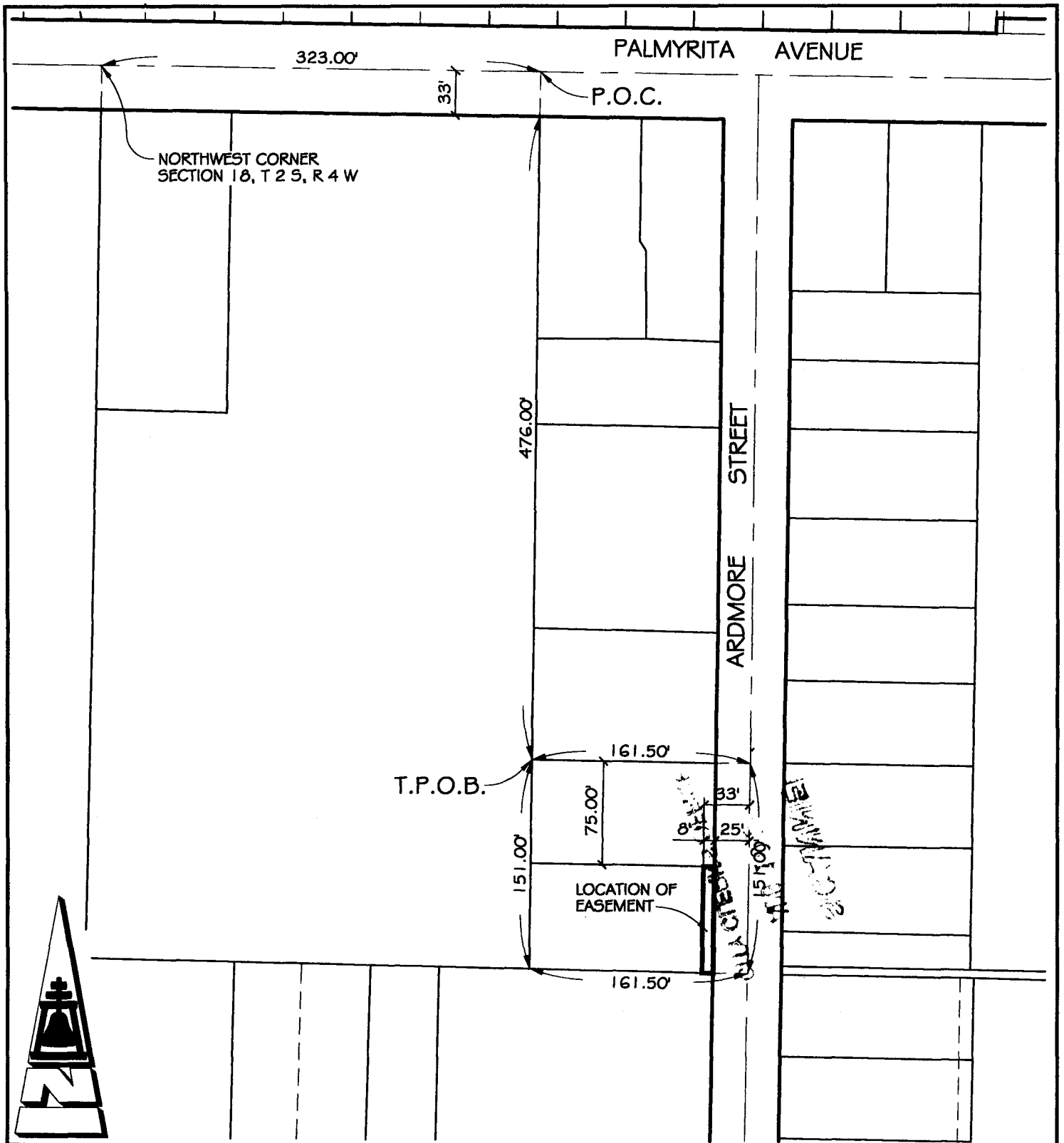
ALSO EXCEPTING THEREFROM the northerly 75.00 feet.

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

 7/20/07 Date Prep. 
Mark S. Brown, L.S. 5655
License Expires 9/30/07



2007-0494530
07/31/2007 08:00A
3 of 4



● 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"=100' DRAWN BY: RICH DATE: 07/19/07 SUBJECT: 1095 ARDMORE STREET RW DEDICATION (BP 07-2194)



2007-0494530
07/31/2007 08:08R
4 of 4

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