

When recorded mail to:

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

DOC # 2013-0125639

03/14/2013 04:13P Fee:NC

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Recorded in Official Records

County of Riverside

Larry W. Ward

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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Project: Van Buren Blvd. @ Audrey Ave.

POR. A.P.N. 191-040-015

D - 16859



GRANT OF EASEMENT

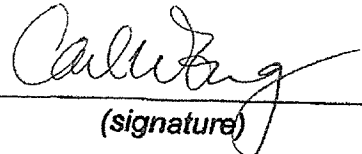
CHRISTINA CHEN, a married woman as her sole and separate property, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a California charter city and municipal corporation, as Grantee, its successors and assigns, an easement and 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.

16859

Dated 3/8/2013


CHRISTINA CHEN

I am the spouse of Christina Chen, 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.


(signature)
CARL WONG
(print name)

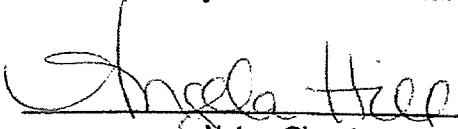
State of California
County of Riverside } ss

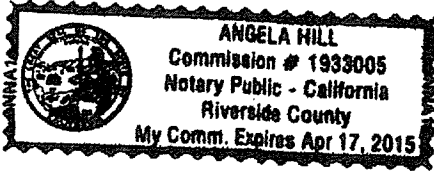
On March 8, 2013, before me, Angela Hill,
notary public, personally appeared, Christina Chen and Carl Wong

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



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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, 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 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated 3-14-13

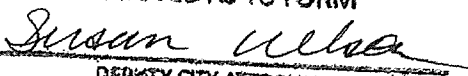
CITY OF RIVERSIDE

By 

David Welch
Real Property Services Manager

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APPROVED AS TO FORM


DEPUTY CITY ATTORNEY

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EXHIBIT "A"

A.P.N. 191-040-015

Grant of Easement for Public Street Purposes

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

That portion of Lot 10 in Block 2 of the Lands of the Riverside Land and Irrigating Co., as shown by map on file in Book 1, Page 72 of Maps, records of San Bernardino County, California, and being a portion of Parcel No. 2 of Record of Survey on file in Book 28, Page 80 of Record of Surveys, records of Riverside County, California, described as follows:

COMMENCING at the intersection of the centerline of Van Buren Boulevard with the centerline of Audrey Avenue as shown by said Record of Survey;

THENCE North 0°20'40" East, along said centerline of Van Buren Boulevard, a distance of 209.13 feet to the southwesterly prolongation of the northwesterly line of that certain parcel of land described in deed to Ignacio Diaz, et ux., by deed recorded November 10, 1947, in Book 875, Page 238 of Official Records of said Riverside County;

THENCE North 55°45'30" East, along said southwesterly prolongation and said northwesterly line, a distance of 60.73 feet to a line that is parallel with and distant 50.00 feet easterly, as measured at right angles, from said centerline of Van Buren Boulevard;

THENCE North 0°20'40" East, along said parallel line and along the westerly line of Parcel No. 1 of said Record of Survey, a distance of 140.84 feet to the northerly line of that certain parcel of land described in deed to The Holthaus Family Trust of 2006, per Grant Deed recorded August 14, 2006, per Document No. 2006-0597402 of Official Records of said Riverside County, and being the POINT OF BEGINNING of the parcel of land being described; said point also being the northwesterly corner of said Parcel No. 1;

THENCE North 0°20'40" East, continuing along said parallel line and along the westerly line of said Parcel No. 2, a distance of 150.15 feet to the northwesterly line of that certain parcel of land described in deed to Christina Chen, per Grant Deed recorded December 1, 2004, per Document No. 2004-0953475 of Official Records of said Riverside County; said northwesterly line also being the northwesterly line of said Parcel No. 2

THENCE North 55°45'30" East, along said northwesterly line of Parcel No. 2, a distance of 12.15 feet to a line that is parallel with and distant 60.00 feet easterly, as measured at right angles, from said centerline of Van Buren Boulevard;

THENCE South 0°20'40" West, along said last mentioned parallel line, a distance of 157.04 feet to said northerly line of that certain parcel of land described in deed to The Holthaus Family Trust of 2006; said northerly line also being the northerly line of Parcel No. 1;

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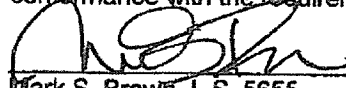



11.050

THENCE North 89°39'20" West, along said northerly line and along said northerly line of Parcel No. 1, a distance of 10.00 feet to the POINT OF BEGINNING.

Area 1536 square feet.

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

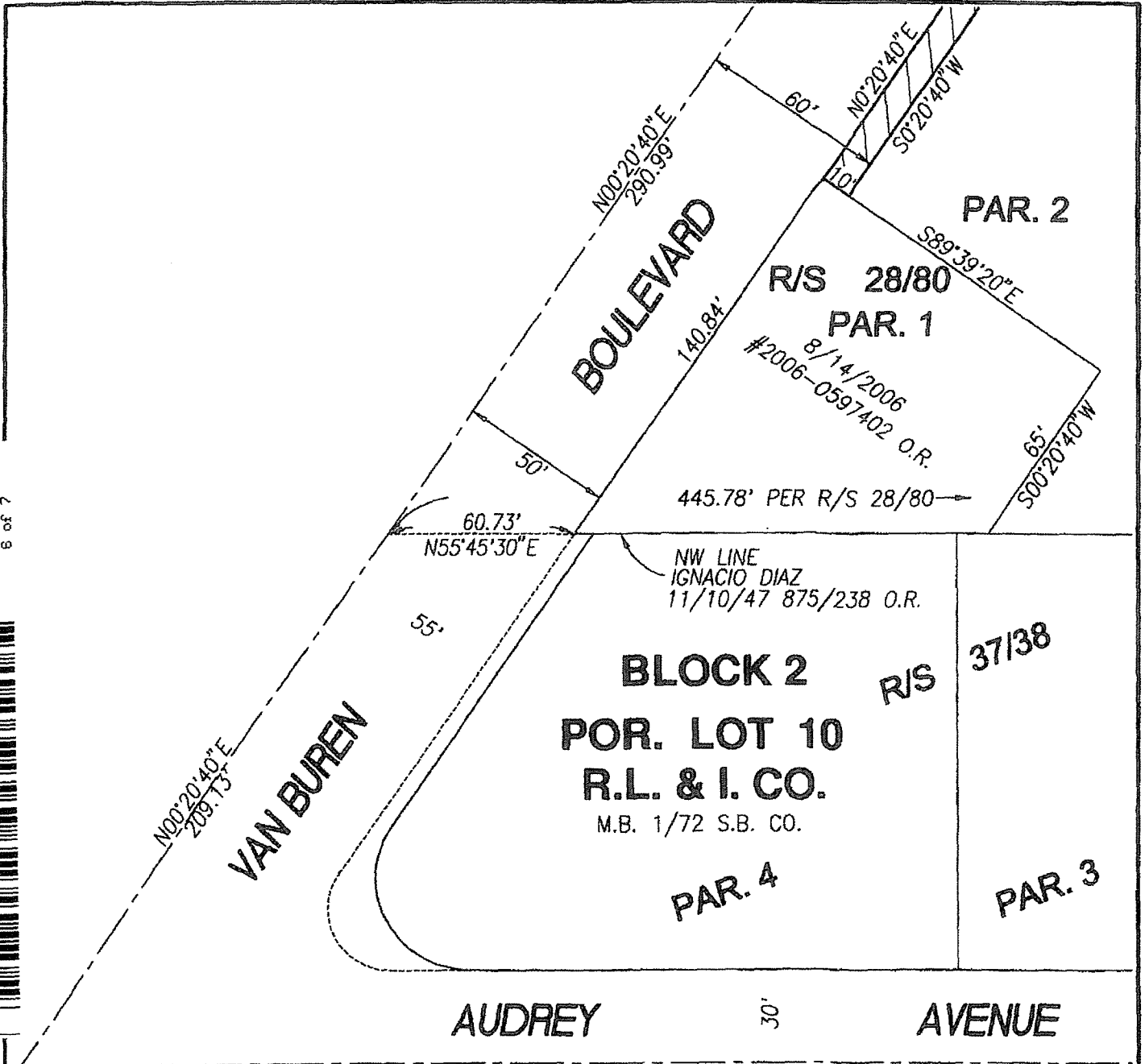
 10/11/2012 Prep. 
Mark S. Brown, L.S. 5655 Date



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REF: R/S 28/80

• 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.

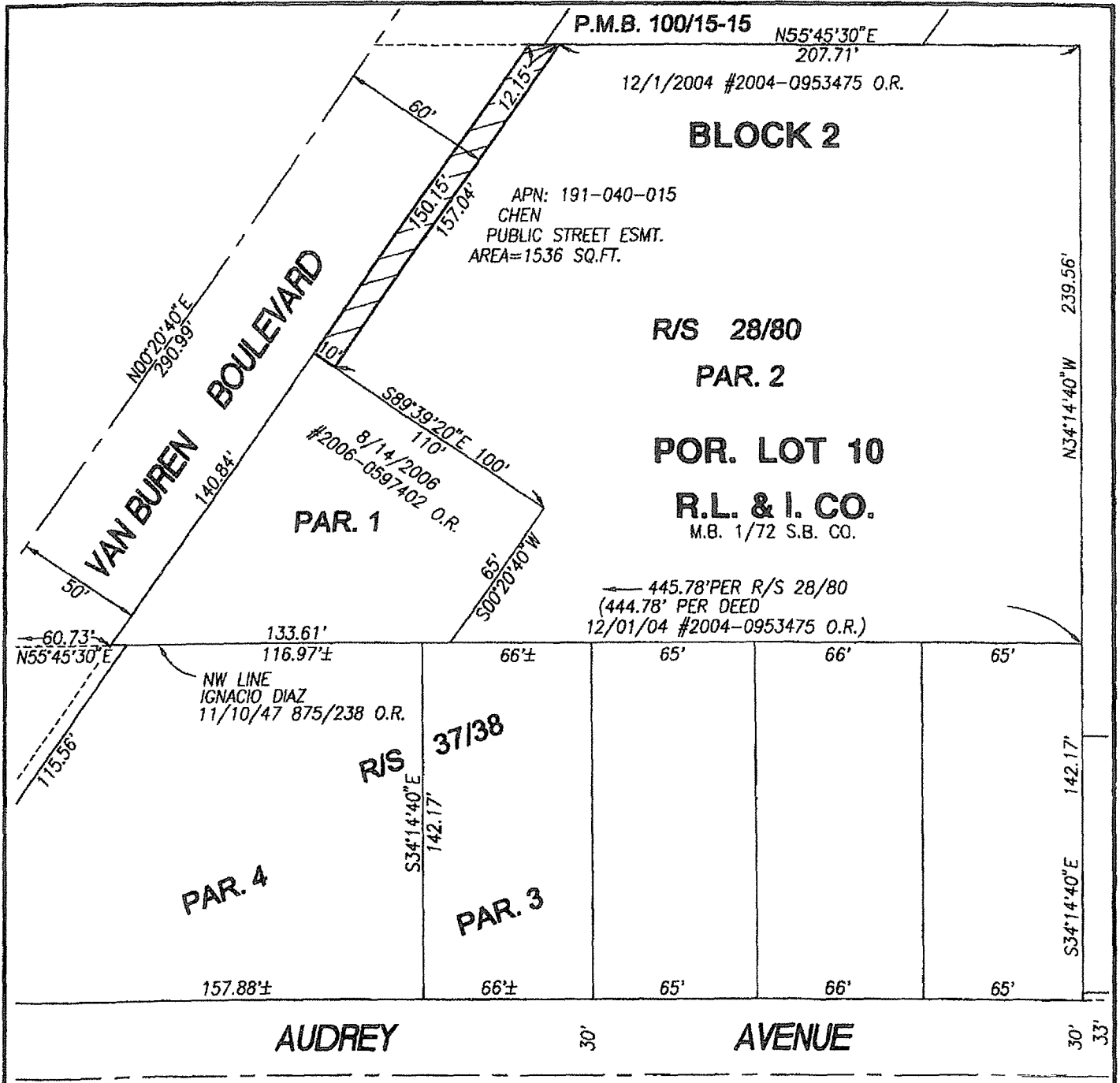
SHEET 1 OF 2

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 10/10/12

VAN BUREN BLVD. IMPROVEMENTS

16859



• 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 2 OF 2

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 10/10/12

VAN BUREN BLVD. IMPROVEMENTS



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