

Commonwealth Land Title Company

DOC # 2013-0435762

09/05/2013 03:38 PM Fees: \$0.00

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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

This document was electronically submitted to the County of Riverside for recording
Received by: MRUIZ

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

9305023-10

FOR RECORDER'S OFFICE USE ONLY

Project: Tyler Street Widening

POR. APN: 147-332-002

Address: 4573 Tyler Street

TRA: 009-175

TTX: \$0.00

D - 16924

GRANT OF EASEMENT

HELEN FROUSAKIS, Successor Trustee of the Nick & Helen Frousakis Trust, created on June 9, 1998, 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.

Dated 6-17-13

The Nick & Helen Frousakis Trust, created on June 9, 1998

Helen Frousakis Trustee
HELEN FROUSAKIS, Successor Trustee

ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On JUNE 17, 2013, before me L. E. RUDZINSKI - NOTARY PUBLIC

notary public, personally appeared _____

HELEN FRUSAKIJS

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.

L. E. Rudzinski

Notary Signature

L. E. RUDZINSKI - NOTARY PUBLIC



**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 6-28-13

CITY OF RIVERSIDE

By _____

David Welch
Real Property Services Manager

APPROVED AS TO FORM

[Signature]

SUPERVISING DEPUTY CITY ATTORNEY

Public Works\Tyler Street Widening\147-332-002

EXHIBIT A

POR, APN: 147-332-002
Street & Highway Easement

That portion of the following described property lying southwesterly of a line that is parallel with, and 50.00 feet northeasterly, measured at right angles, from the centerline of Tyler Street, shown as Tyler Avenue on La Granada, in the City of Riverside, County of Riverside, State of California, as shown by map filed in Map Book 12, Pages 42 through 51, inclusive, in the Office of the County Recorder:

That portion of Lot 1, in Block 50, of said La Granada, more particularly described as follows:

BEGINNING at the most southerly corner of said Lot 1;

Thence northwesterly along the southwesterly line of said Lot, a distance of 60.00 feet to the southeasterly line of that certain parcel of land described in Grant Deed to Nick Frousakis, et al., by document recorded March 10, 1986, as Instrument No. 54067 of Official Records of said Riverside County;


Thence northeasterly, parallel with the southeasterly line of said Lot, and along said southeasterly line to the northeasterly line of said Lot;

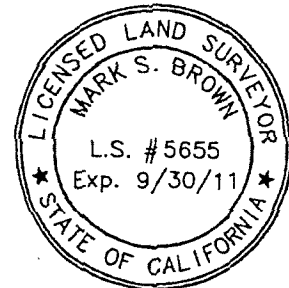
Thence southeasterly on the northeasterly line of said Lot, to the most easterly corner thereof;

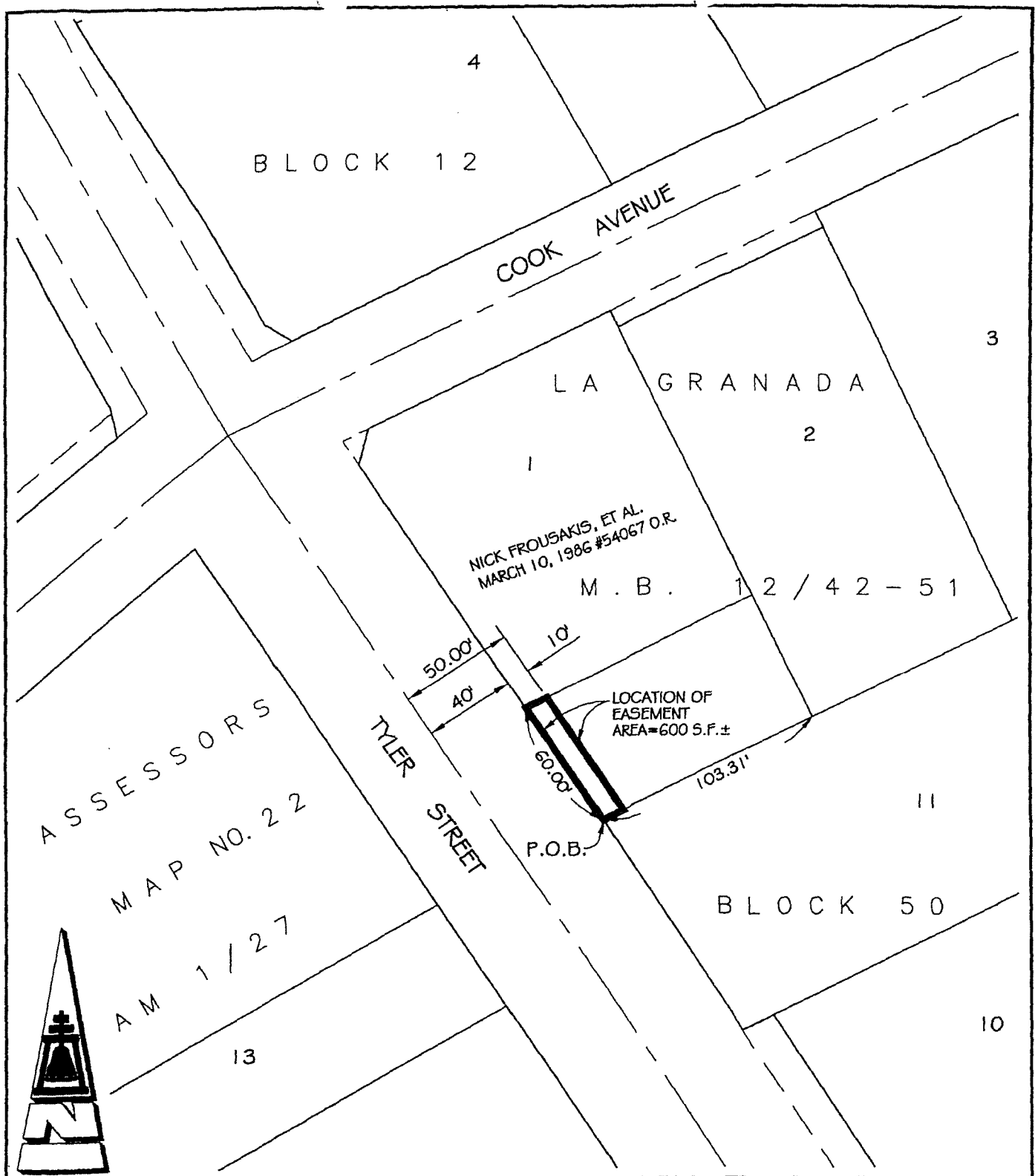
Thence southwesterly along the southeasterly line of said Lot to the **POINT OF BEGINNING**.

Containing 600 S.F., more or less.

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

 12/23/09 Prep. _____
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/11





● 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"=60' DRAWN BY: RICH DATE: 07/06/09 SUBJECT: TYLER STREET WIDENING - APN 147-332-002