

Commonwealth Land Title Company
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DOC # 2013-0435764
09/05/2013 03:38 PM Fees: \$0.00
Page 1 of 6
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)

Project: Tyler Street Widening
POR. APN: 147-332-019
Address: 4581 Tyler Street

FOR RECORDER'S OFFICE USE ONLY

TRH: 009-175
D - 16926
TX: 10.00

GRANT OF EASEMENT

HELEN FROUSAKIS, as Trustee of Survivor's Trust A, a division of the Nick & Helen Frousakis Trust, created on December 4, 2007, as to an undivided one half (1/2) interest and HELEN FROUSAKIS, as Trustee of the Exemption Equivalent Trust, a division of the Nick & Helen Frousakis Trust, created on December 4, 2007, as to an undivided one half (1/2) interest, as Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do 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

Survivor's Trust A, a division of the Nick & Helen Frousakis Trust, created on December 4, 2007

Helen Frousakis Trustee
HELEN FROUSAKIS, Trustee

Dated 6-17-13

Exemption Equivalent Trust, a division of the Nick & Helen Frousakis Trust, created on December 4, 2007

Helen Frousakis Trustee
HELEN FROUSAKIS, 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 FROUSAKIS

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



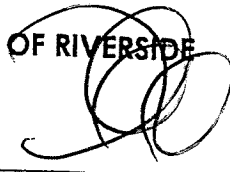
**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

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


SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT A

POR. APN: 147-332-019
Street & Highway Easement

That portion of Lot 1 in Block 50 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, records of said Riverside County, described as follows:

COMMENCING at the most westerly corner of said Lot 1;

THENCE North 63°16'02" East, along the northwesterly line of said Lot 1, a distance of 12.11 feet to the most easterly corner of that certain parcel of land described in Grant Deed to the City of Riverside by document recorded May 15, 1992, as Instrument No. 177909 of Official Records of said Riverside County, and the **POINT OF BEGINNING** of the parcel of land being described;

Thence continuing North 63°16'02" East, along said northwesterly line, a distance of 43.10 to a point of cusp with a tangent curve concaving southeasterly and having a radius of 39.50 feet;

THENCE southwesterly to the left along said curve through a central angle of 97°36'02" an arc length of 67.29 feet to a line that is parallel with and distant 50.00 feet northeasterly, as measured at right angles, from the centerline of Tyler Street, (formerly Tyler Avenue), as shown by said map;

THENCE South 34°20'00" East, along said parallel line, a distance of 96.65 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;

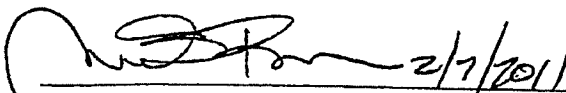
THENCE South 63°16'02" West, along said southeasterly line, a distance of 10.09 feet to the most southerly corner of said parcel of land described in said Grant Deed recorded March 10, 1986; said corner also being in the southwesterly line of said Lot 1;

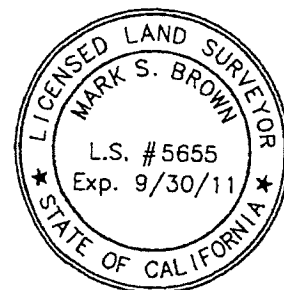
THENCE North 34°20'00" West, along said southwesterly line, a distance of 129.66 feet to the most southerly corner of said parcel of land described in said Grant Deed recorded May 15, 1992;

THENCE North 14°28'01" East, along the easterly line of said last mentioned parcel of land, a distance of 15.95 feet to the **POINT OF BEGINNING**.

Containing 1,798 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.

 2/7/2011 Date
Mark S. Brown, L.S. 5655
License Expires 9/30/11



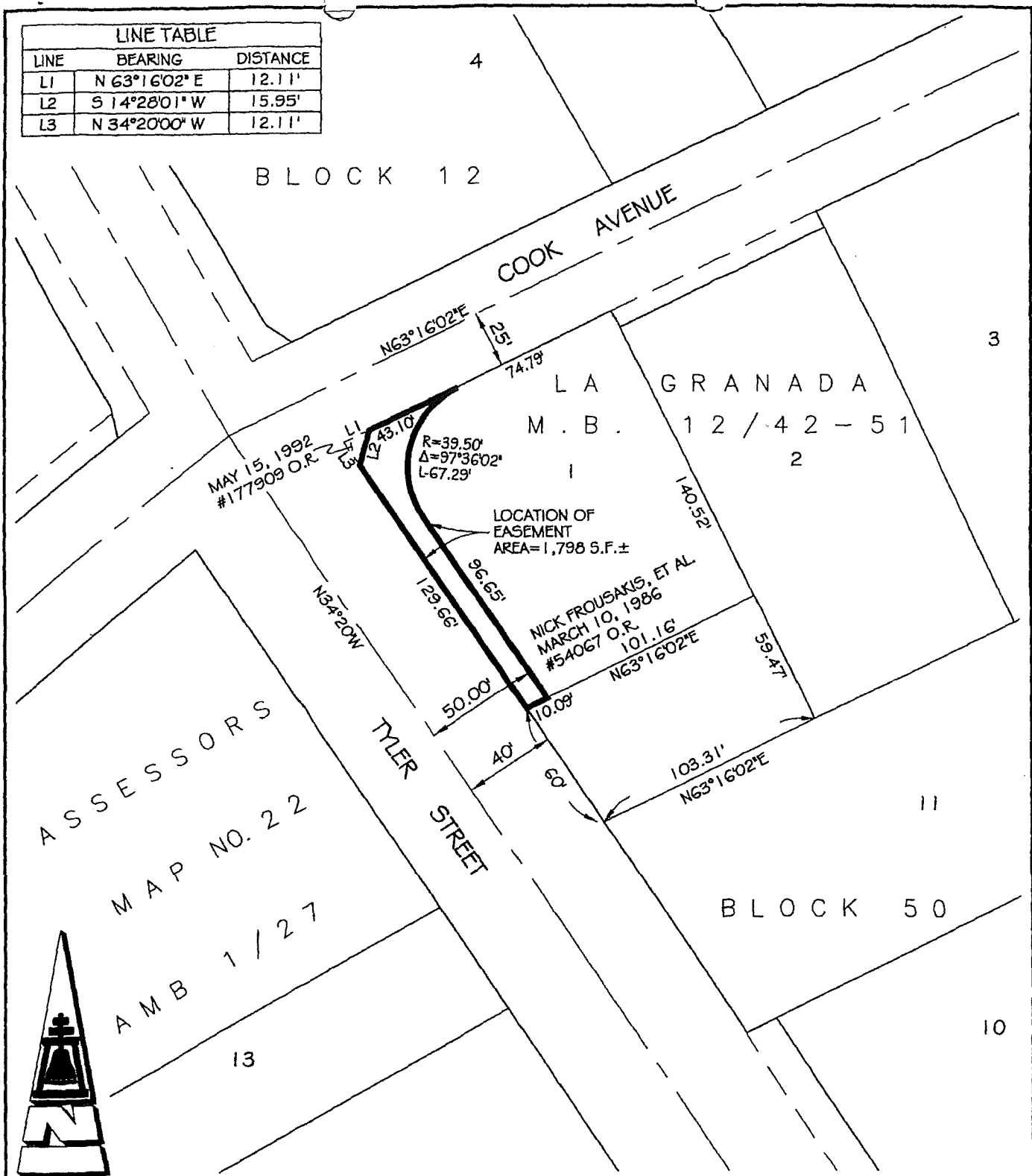
This temporary easement and right-of-way shall terminate 9 months after issuance of the notice to proceed or upon completion of the public improvements and acceptance by the City as demonstrated by recordation of a notice of completion, whichever occurs first.

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

 8/15/2012 Prep. 
Mark S. Brown, L.S. 5655 Date



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 63°16'02" E	12.11'
L2	S 14°28'01" W	15.95'
L3	N 34°20'00" W	12.11'



● 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: 2/2/11 SUBJECT: TYLER STREET WIDENING - APN 147-332-019

16926