

When recorded mail to:

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

DOC # 2013-0601696

12/31/2013 11:51A 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: Tyler Street Widening  
POR, APN: 147-282-019  
Address: 4623 Tyler Street

D - 16970



**GRANT OF EASEMENT**

SHARK INVESTMENTS, LLC, a California, limited liability company, 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 12/12/13

SHARK INVESTMENTS, LLC, a California limited liability company

By \_\_\_\_\_

By [Signature]

\_\_\_\_\_  
(print name)

JASON M. VIEGAS  
(print name)

Title \_\_\_\_\_

Title PRESIDENT

State of California

County of San Bernardino } ss

On 12-12-13, before me Bonnie Lisa Person

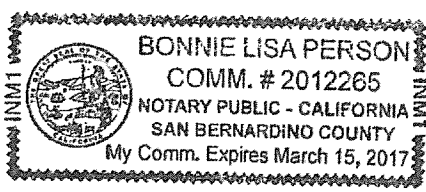
notary public, personally appeared Jason M Viegas

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.

[Signature]  
Notary Signature



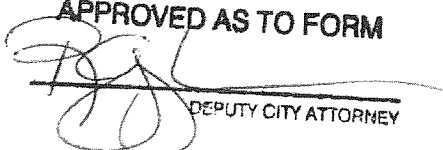
**CERTIFICATE OF ACCEPTANCE  
(Government Code Section §27281)**

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: 12-30-13

**CITY OF RIVERSIDE**

By:   
Real Property Manager

**APPROVED AS TO FORM**  
  
DEPUTY CITY ATTORNEY



**EXHIBIT "A"**

POR. APN: 147-282-019  
Street & Highway Easement

That portion of Lot 4 in Block 12 of 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 County, described as follows:

**COMMENCING** at the most southerly corner of said Lot;

THENCE North 63°16'02" East, along the southeasterly line of said Lot, a distance of 19.04 feet to the most easterly corner of that certain parcel of land described in Grant Deed to the City of Riverside by document recorded July 30, 1992, as Instrument No. 282803 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 southeasterly line, a distance of 46.87 feet to a point of cusp with a tangent curve concaving northeasterly and having a radius of 43.50 feet;

THENCE southwesterly to the right along said curve through a central angle of 86°24'58" an arc length of 65.61 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 on said map;

Thence North 30°19'00" West, along said parallel line, a distance of 130.71 feet to the northwesterly line of said Lot 4;

THENCE South 59°41'00" West, along said northwesterly line, a distance of 17.00 feet to the easterly boundary of said parcel of land described in said Grant Deed;

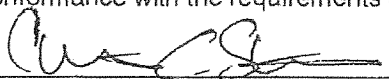

THENCE South 33°02'39" East, along said easterly boundary, a distance of 105.07 feet to an angle point; said angle point being in a line that is parallel with and distant 38.00 feet northeasterly, as measured at right angles, from said centerline of Tyler Street;

THENCE South 30°19'00" East, continuing along said easterly boundary and along said last mentioned parallel line, a distance of 54.03 feet to an angle point;

THENCE South 56°29'02" East, continuing along said easterly boundary, a distance of 13.60 feet (formerly recorded as 13.61 feet) to the **POINT OF BEGINNING**.

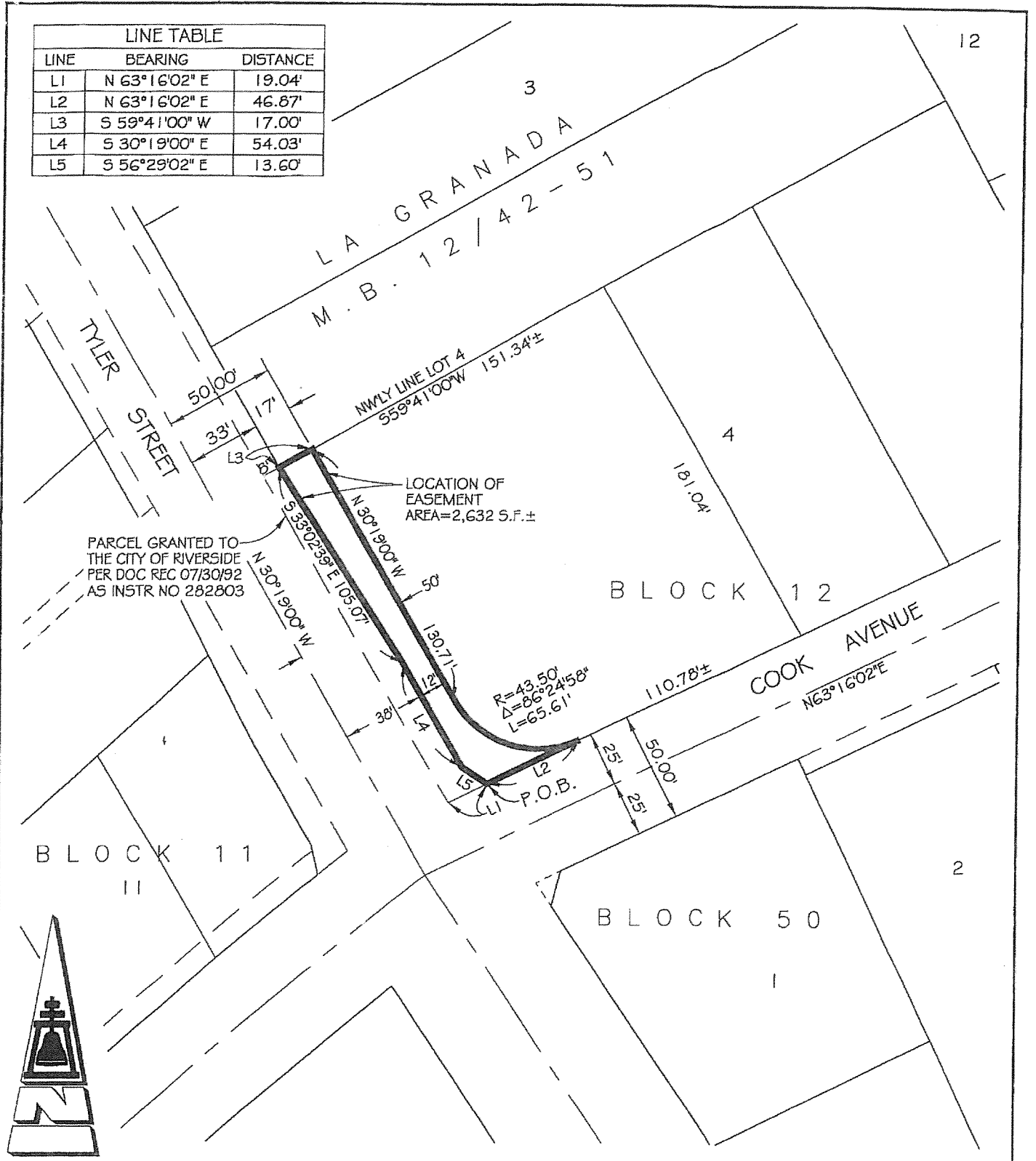
Containing 2,632 square feet, more or less.

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

 11/22/13 Prep.   
Curtis C. Stephens, L.S. 7519 Date



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 63°16'02" E	19.04'
L2	N 63°16'02" E	46.87'
L3	S 59°41'00" W	17.00'
L4	S 30°19'00" E	54.03'
L5	S 56°29'02" E	13.60'



● 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: 3/30/11 SUBJECT: TYLER STREET WIDENING - APN 147-282-019



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