

2019-0210533

06/12/2019 09:22 AM Fee: \$ 0.00

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Recorded in Official Records
County of Riverside
Peter Aldana
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)

780

FOR RECORDER'S OFFICE USE ONLY

Project: P19-0093
Por. APN: 233-031-008
Address: 9304 Magnolia Avenue

D - 17528

GRANT OF EASEMENT

Empire to Vail, LLC, a California Limited Liability Company, as Grantor(s), FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) 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 the same, as well as pedestrian walkway facilities, manufactured slopes, utilities, including but not limited to electric energy distribution, transmission and telecommunications facilities, waterline distribution and transmission facilities, sanitary sewers, storm drains, traffic signals and related electrical facilities, gas line facilities, 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 3-20-19

**Empire to Vail, LLC,
a California Limited Liability Company**

By: _____
Print Name: _____
Title: _____

By: Walter Stolpp
Print Name: Walter Stolpp
Title: Manager

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of RIVERSIDE } ss

On March 20, 2019, before me, Miranda Hawkins, Notary Public,
notary public, personally appeared, Walter Stolpp

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. 23439 of said City Council adopted May 14th, 2019, and the grantee consents to recordation thereof by its duly authorized officer.

DATED 6-10-2019

CITY OF RIVERSIDE

By: 

David Welch
Community & Economic
Development Director

Approved as to Form:

By: 

Ruthann M. Salera
Deputy City Attorney

**EXHIBIT "A" – LEGAL DESCRIPTION
GRANT OF EASEMENT**

THAT PORTION OF LOT 6 OF MERICKEL SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 7 OF MAPS, AT PAGE 10, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 85.00 FEET OF SAID LOT 6 WITH THE SOUTHWESTERLY LINE OF EVEREST AVENUE AS SHOWN ON SAID MAP;

THENCE NORTH 34 ° 34' 22" WEST ALONG THE SOUTHWESTERLY LINE OF SAID EVEREST AVENUE, A DISTANCE OF 38.00 FEET TO **THE POINT OF BEGINNING**;

THENCE SOUTH 55 ° 25' 38" WEST, A DISTANCE OF 3.00 FEET TO A LINE PARALLEL WITH AND DISTANT 33.00 FEET SOUTHWESTERLY, AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID EVEREST AVENUE;

THENCE NORTH 34 ° 34' 22" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 56.00 FEET;


THENCE NORTH 78 ° 10' 52" WEST, A DISTANCE OF 29.00 FEET TO THE SOUTHEASTERLY LINE OF MAGNOLIA AVENUE AS SHOWN ON SAID MAP;

THENCE NORTH 55 ° 25' 00" EAST ALONG THE SOUTHEASTERLY LINE OF SAID MAGNOLIA AVENUE, A DISTANCE OF 23.00 FEET TO THE MOST NORTHERLY CORNER OF HEREINABOVE DESCRIBED LOT 6;

THENCE SOUTH 34 ° 34' 22" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID EVEREST AVENUE, A DISTANCE OF 77.00 FEET TO **THE POINT OF BEGINNING**.

SAID PARCEL CONTAINS 441 SQUARE FEET MORE OR LESS.

PREPARED UNDER THE SUPERVISION OF:


GABRIEL D. YBARRA
L.S. 4343
REG. EXP. 06-30-2020

2-26-2019
DATE



DESCRIPTION APPROVAL:

BY: 

3/5/19
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

