

When recorded mail to:

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

2019-0393162

10/02/2019 10:56 AM Fee: \$ 0.00

Page 1 of 13

Recorded in Official Records
County of Riverside
Peter Aldana
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)

780

FOR RECORDER'S OFFICE USE ONLY

Project: 18-0890 Building Permit
Por. APN: 226-031-017
Address: 6061 Correll Street

D- 17550

GRANT OF EASEMENT

Teresa Chavez Staddan, who took title as Teresa Chavez , a married woman as her sole and separate property, Pablo Cesar Primo, a single man, Jose Kevin Primo, a single man and Charlotte Primo Mizuta, who took title as Charlotte Primo, a married woman as her sole and separate property all as joint tenants, 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.

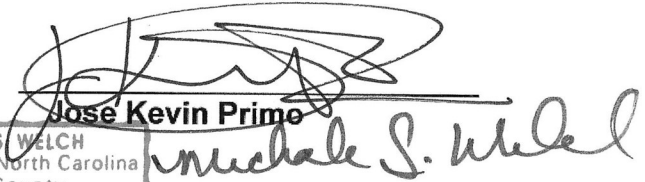
Dated: 8/15/19

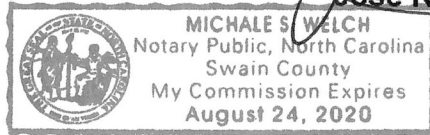

Teresa Chavez

Dated: 8/10/19


Pablo Cesar Primo

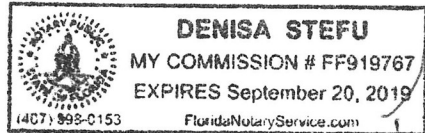
Dated: 7/31/2019


Jose Kevin Primo



Dated: 8/7/19


Charlotte Primo Mizuta





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 8/15/19, before me, Leslie Vargas

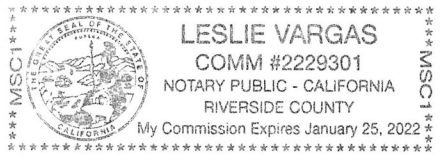
notary public, personally appeared, Teresa Staddan

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.

Leslie Vargas
Notary Signature



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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)

On 08/21/2019 before me, Gabriel Vera, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Gary A. Staddan
Name(s) of Signer(s)

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 Gabriel Vera
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Spousal Consent

Document Date: Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

- Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:

Signer Is Representing:

Signer's Name:

- Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:

Signer Is Representing:

ACKNOWLEDGMENT

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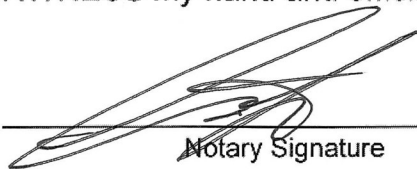
State of California
County of Los Angeles } ss
Calif.

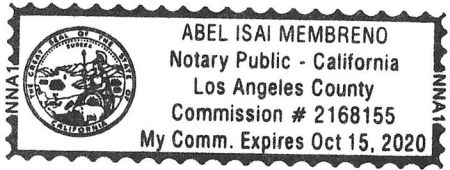
On August 10, 2019, before me, Abel Isai Membreno,
notary public, personally appeared, Pablo Cesar Primo

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



Dated: September 05, 2019


Jose Kevin Primo

ACKNOWLEDGMENT

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State of North Carolina
~~California~~

County of Swain } ss

On 9/05/19, before me, Laura K. Smith,
notary public, personally appeared, Jose Kevin Primo

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.



Laura K. Smith
Notary Signature

Laura K Smith
NOTARY PUBLIC
Swain County, NC
My Commission Expires 6.12.24

Dated: September 6, 2019

Charlotte Primo Mizuta
Charlotte Primo Mizuta

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~~ Florida

County of Broward } ss

On 9/6/2019, before me, Charlo Denisa Stefu,
notary public, personally appeared, Charlotte Primo Mizuta

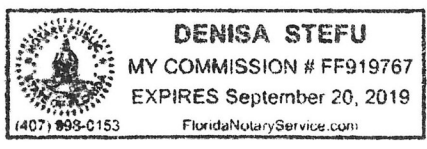
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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.

Charlotte Primo Mizuta

WITNESS my hand and official seal.

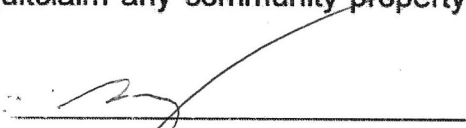
[Signature]
Notary Signature



SPOUSAL RELEASE

I am the spouse of **Charlotte Primo**, 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.

Dated: 9/8/19



Michael Mizuta
Print Name

ACKNOWLEDGMENT

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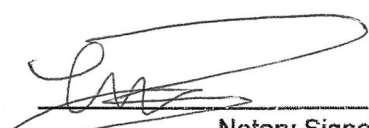
State of California Florida
County of Broward } ss

On 9/08/19, before me, Luis Gonzalez,
notary public, personally appeared, Michael Takehiro Mizuta

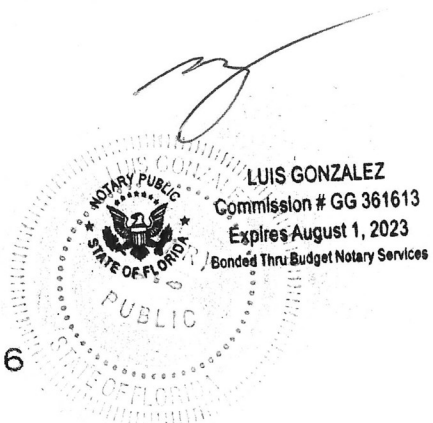
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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



**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: September 25, 2019

CITY OF RIVERSIDE

By: 
David Welch
Community & Economic
Development Director

Approved as to Form:


By: 
Elliot H. Min
Deputy City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION
Grant of Easement

Project: 18-0890
Address: 6061 Correll Street
Portion APN: 226-031-017

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

The Easterly 18 feet of the Northerly 65 feet of the following described property:

The North 3 acres of that portion of the Northeast quarter of the Northwest quarter of Section 33 and of Lot 3 in the Fractional Southwest quarter of Section 28, all in Township 2 South, Range 5 West, S.B.M., described as follows:

Commencing at the Southeast corner of the Northwest quarter of the Northwest quarter of said Section 33;

Thence North 83 feet;

Thence East and parallel with the center line of Dewey Avenue, 332.5 feet for the **Point of Beginning**;

Thence North and parallel with the East line of said Northwest quarter of the Northwest quarter of said Section 33, 1589.6 feet to a point on the Southerly line of Jurupa Avenue;

Thence Easterly along said southerly line of Jurupa Avenue 117.9 feet to the Westerly line of that certain 30-foot strip conveyed to the City of Riverside by deed recorded In Book 55, Page 305 of Deeds, records of Riverside County, California;

Thence Southerly on the Westerly line of said 30-foot strip, 1577.2 feet to a point which is North a distance of 83 feet from the center line of Dewey Avenue;

Thence West and parallel with the center line of Dewey Avenue, 137.5 feet to the **Point of Beginning**;

Subject to A Grant of Easement recorded January 4, 1980 as Instrument No. 2939, Original Record, Records of Riverside County;

Excepting therefrom that portion of Lot 3 in Fractional Southwest quarter of said Section 28, Township 2 South, Range 5 West, S.B.M. described as follows:

Beginning at the intersection of the South line of Jurupa Avenue with the West line of that certain 30-foot strip of land conveyed to the City of Riverside by deed recorded in Book 55, Page 305 of Deeds, Records of Riverside County;

Thence Southerly along the Westerly line of said 30-foot strip, 190 feet;

Thence Westerly and parallel with the Southerly line of Jurupa Avenue, 137.9 feet, more or less, to a point in the Westerly line of above described 3 acre parcel;

Thence North on the Westerly line of said 3 acre parcel, 190 feet to a point in the Southerly line of Jurupa Avenue;

Thence Easterly on the Southerly line of Jurupa Avenue, 137.9 feet to the **Point of Beginning**.

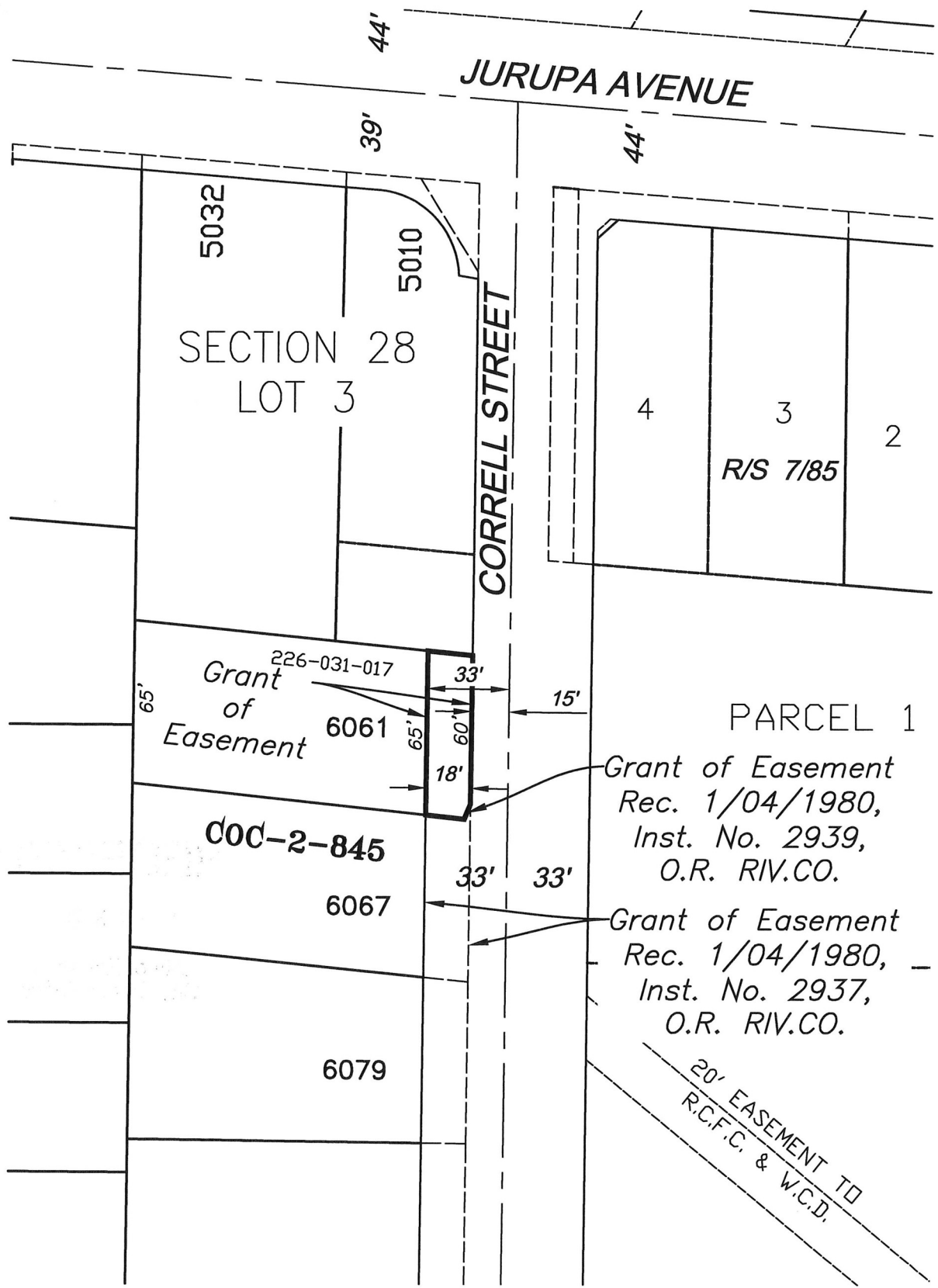
Said easterly 18 feet measured perpendicular to the centerline of Correll Street and said Northerly 65 feet being measured along the Westerly line of Correll Street

The above described parcel of land contains **1182 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.

Curtis C. Stephens 9/16/19 Prep. DBW
Curtis C. Stephens, L.S. 7519 Date





● 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