

When recorded mail to:

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

2019-0495395

12/02/2019 03:09 PM Fee: \$ 0.00

Page 1 of 5

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)

4080

FOR RECORDER'S OFFICE USE ONLY

Project: P19-0569
POR. APN: 226-100-025
Address: 4955 Central Avenue

D - 17556

GRANT OF EASEMENT

David J. Martis and Joanne S. Rowden, husband and wife, 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 11/12/2019

[Signature]
David J. Martis

[Signature]
Joanne Rowden JOANNE S. ROWDEN

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.

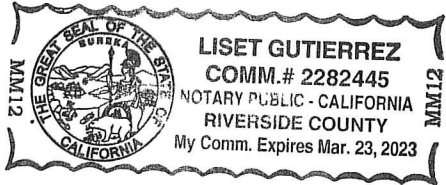
State of California
County of Riverside } ss

On 11/12/19, before me, Liset Gutierrez,
notary public, personally appeared, David J. Martis & Joanne S. Rowden,

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 12-2-2019

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

Project: P19-0569
POR. APN: 226-100-025
Address: 4955 Central Avenue

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

Being the South 21.00 feet of the North 33.00 feet, and the North 5.00 feet of the South 44.00 feet of the Southeast Quarter of the Southeast quarter of the Northwest Quarter of Section 33, Township 2 South, Range 5 West, San Bernardino Base and Meridian, in the City of Riverside, County of Riverside, State of California, as shown by map on file in book 2 page 2 of maps, in the office of the County Recorder of said County.

Excepting therefrom the Westerly rectangular 2 5/6ths acres thereof, and the Easterly rectangular 5 acres thereof. Also, excepting therefrom the Southerly 25 feet thereof for Central Avenue.

Also excepting therefrom that parcel described in deed to City of Riverside, by document recorded May 3, 1968 as Instrument No. 41511, official records of Riverside County, California.

Also excepting therefrom that parcel described in Grant of Easement to City of Riverside, by document recorded November 14, 2005 as document No. 941393, official records of Riverside County, California.

Containing 3,884 Square feet more or less.

Prepared by me or under my direction

Stefan Lanthier 10-15-19
Stefan C. Lanthier, PLS 7259 Date



DESCRIPTION APPROVAL:

BY: [Signature] 10/10/19
DATE

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

TRACT NO. 32046

MB 393 / 92-97

PMB 13 / 67

TR NO. 3054

MB 53 / 70

BEATTY

#2005-0941393 DRIVE

33' 21'

12'

149.40'

POR. APN 226-100-025
PUBLIC STREET AND
HIGHWAY EASEMENT
AREA = 3,137 S.F.+/-



RS 149 / 93

RS 36 / 25

RS 31 / 83

S.E. 1/4 OF S.E. 1/4 OF N.W. 1/4
SEC. 33, T.2S., R.5W., SBM

MB 2 / 2

POR. APN 226-100-025
PUBLIC STREET AND
HIGHWAY EASEMENT
AREA = 747 S.F.+/-

149.34'

5'

39' 44'

#1968-41511

CENTRAL

AVENUE

CARLO DRIVE

* CITY OF RIVERSIDE, CALIFORNIA *

DATE: 10-15-19

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"=100'

DRAWN BY: STEFAN LANTHIER

SUBJECT: P19-0569 - 4955 CENTRAL AVENUE