

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)

2019-0513421

12/12/2019 03:39 PM Fee: \$ 0.00

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Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



293

FOR RECORDER'S OFFICE USE ONLY

Project: P19-0403
APN's: 147-160-008
Address: 4886 Hedrick Avenue

D- 17561

GRANT OF EASEMENT

Bushnell Development LLC, 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.

Bushnell Development LLC

Dean Cook, Member

Dated: 11/7/19

By: *Dean Cook*

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 ORANGE

} ss

On NOVEMBER 8, 2019, before me, ANAM JAMIL,

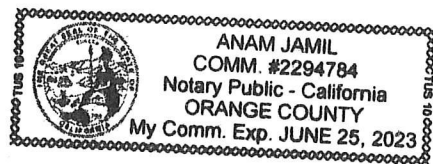
notary public, personally appeared, DEAN COOK

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.

Anam Jamil
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 December 15, 2019

CITY OF RIVERSIDE

By: 

David Welch
Community & Economic
Development Director

Approved as to Form:

By: 

Anthony L. Beaumon
Deputy City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION
GRANT OF EASEMENT

PROJECT: LOT LINE ADJUSTMENT P19-0403

APN: Portion of 147-160-008

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

Being a portion of Lot 33 as shown by Map of Onwensia on file in Book 11, Pages 98 and 99, of Maps, Records of Riverside County, California, more particularly described as follows:

The easterly 8.00 feet of the following described parcel;

BEGINNING at the most northerly corner of said Lot 33;

Thence South $13^{\circ}22'45''$ East, along the westerly line of Hedrick Avenue as shown on said Map, a distance of 50.00 feet;

Thence South $76^{\circ}37'15''$ West, a distance of 150.00 feet;


Thence North $7^{\circ}40'07''$ West, a distance of 50.25 feet to a point on the north line of said Lot 33. Said point also being on a line parallel with and lying 145.00 feet southwest, measured at right angles, from the westerly line of Hedrick Avenue as shown on said Map;

Thence North $76^{\circ}37'15''$ East, along the northerly of said Lot 33, a distance of 145.00 feet to the **POINT OF BEGINNING**.

The westerly line of said easterly 8.00 feet being parallel with the west line of Hedrick Avenue as shown on said Map.

Contains 400 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.


Jeffrey M. Barnes, PLS 7663
11/6/2019
Date



DESCRIPTION APPROVAL:

BY: 
11/7/2019
DATE

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

