

When recorded mail to:

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

2020-0073148

02/18/2020 03:46 PM Fee: \$ 0.00

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



100

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

FOR RECORDER'S OFFICE USE ONLY

Project: BP-2019-01303
POR. APN: 150-271-017
Address: 5864 Sinclair Avenue

D - 17564

GRANT OF EASEMENT

Fairbrook Communities LLC, a Nevada 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 02-05-2020

Fairbrook Communities LLC,
a Nevada limited liability company

By: _____

Print Name: _____

Title: _____

By: _____

Print Name: James Philip Walters

Title: Managing Director

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 FEB 05, 2020, before me, LYNELLE ROBBINS, NOTARY PUBLIC,
notary public, personally appeared, JAMES PHILIP WALTERS

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.

L. Robbins
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 February 18, 2020

CITY OF RIVERSIDE

By: _____


David Welch
Community & Economic
Development Director

Approved as to Form:

By: _____



Lauren M. Sanchez
Deputy City Attorney

EXHIBIT "A"

POR. APN: 150-271-017
Public Street & Highway Esmt.

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

That portion of Lot 8 in Block 4 of La Granada as shown by Map on file in Book 12 of Maps at Pages 42 through 51 thereof, Records of Riverside County, California, lying Easterly of a line being described as follows:

Commencing at the centerline intersection of Sinclair Avenue (formerly Freeman Avenue) and Tyler Street (formerly Tyler Avenue) as shown on said La Granada;

Thence N.45°35'19"W. along the centerline of said Sinclair Avenue, a distance of 58.40 feet;

Thence S.44°24'41"W., a distance of 33.00 feet to the Southerly line of Sinclair Avenue as described in document to the City of Riverside, recorded July 13, 1979 as Instrument No. 147170, Official Records of Riverside County, California, being the **Point of Beginning** of said line description;


Thence S.20°23'20"E., a distance of 22.71 feet to point on a line concentric with and distant 55.00 feet Northwesterly, measured at right angles from the construction centerline shown on Tyler Street widening plan no. R-3575, dated December 11, 2013 on file in the City of Riverside Public Works Department;

Thence Southwesterly along said concentric line, being a non-tangent curve concave Southeasterly, having a radius of 1055.00 feet, through an angle of 09°07'01", an arc length of 167.87 feet, the initial radial line bears N.72°16'38"W. to the Southerly line of said Lot 8, being the **Termination** of said line description.

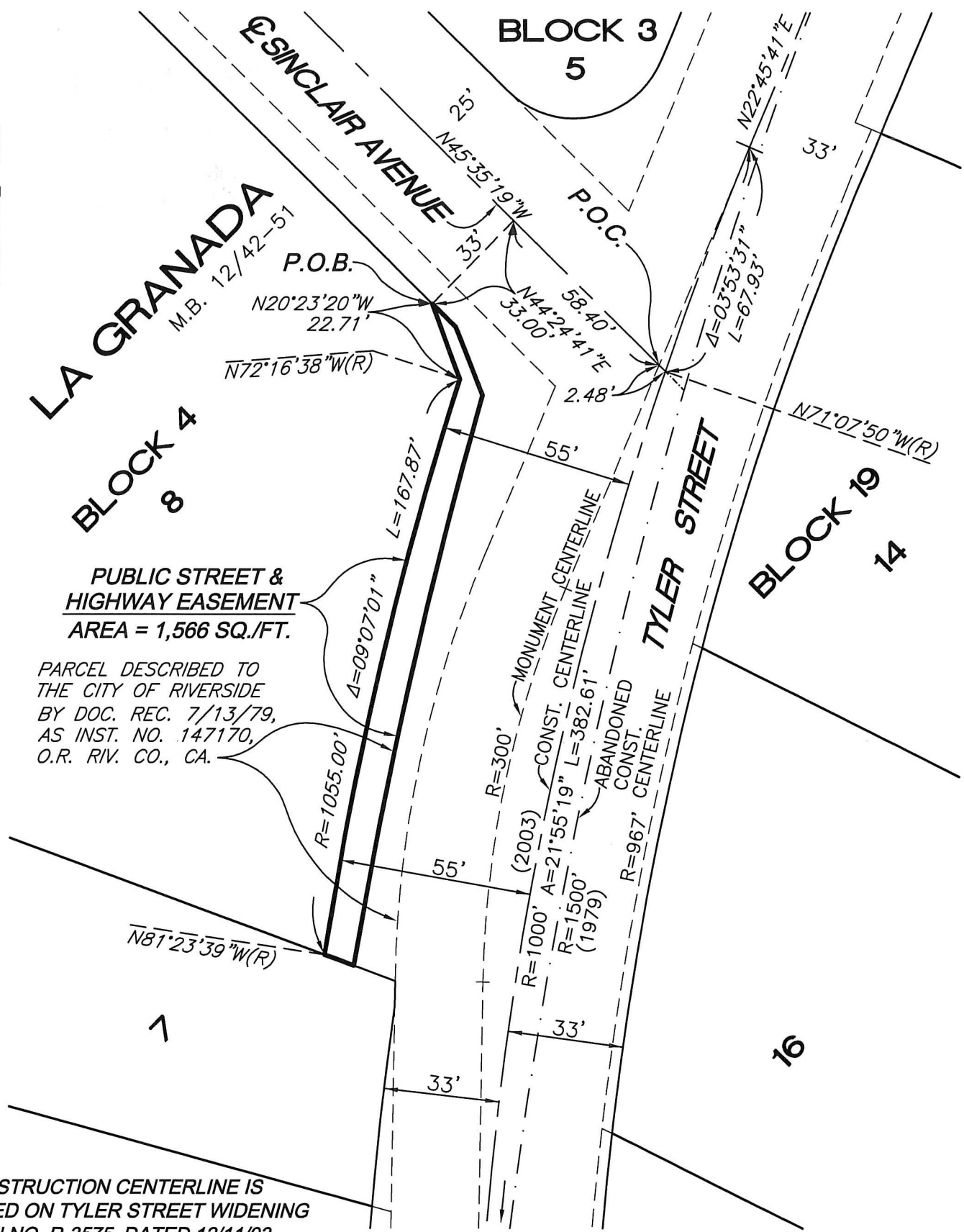
EXCEPTING THEREFROM that parcel of land described in document to the City of Riverside, recorded July 13, 1979 as Instrument No. 147170, Official Records of Riverside County, California

The above described parcel of land contains 1,566 square feet, more or less.

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

 11/21/19 Prep. E.V.
Curtis C. Stephens, L.S. 7519 Date





CONSTRUCTION CENTERLINE IS BASED ON TYLER STREET WIDENING PLAN NO. R-3575, DATED 12/11/03.

• 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"=40'

DRAWN BY: EV DATE: 11/19/19

SUBJECT: BP19-1303 TYLER STREET R/W