

When recorded mail to:

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

2021-0235122

04/15/2021 10:40 AM 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)

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FOR RECORDER'S OFFICE USE ONLY

Project: 18-3769
POR. APN: 191-221-014
Address: 9370 Duncan Avenue

D - 17606

GRANT OF EASEMENT

RivCoHomes, Inc, a California Corporation, 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 11-2-2020

RivCoHomes, Inc. a California Corporation

By: *mi A*
Richer LaPorte

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 11/2/2020, before me, Leah Cox,
notary public, personally appeared, Richer LaPorte

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.
Leah Cox
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 April 13, 2021

CITY OF RIVERSIDE

By: _____


David Welch
Community & Economic
Development Director

EXHIBIT "A"
LEGAL DESCRIPTION

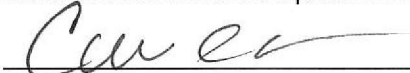
Project: 18-3769
APN: Portion of 191-221-014
Address: 9370 Duncan Avenue
Public Street & Highway Easement

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

The northwesterly 3 feet of the southwesterly 140 feet of Lot 7 of Resubdivision of a portion of Arlington Suburban Estates, as shown by Map on file in Book 13, Page 75 of Maps, Records of Riverside County, California.

The above described parcel of land contains **420 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, L.S. 7519 Date Prep. dbw





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DUNCAN AVE.

NELLIE ST.

RS 35/45

PARCEL 2

PUBLIC STREET AND
HIGHWAY EASEMENT
420 sq.ft.

PARCEL 1

RESUBDIVISION OF A PORTION OF
ARLINGTON SUBURBAN ESTATES
MB 13/75

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• 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" = 50' DRAWN BY: DBW DATE: 1/24/2020 SUBJECT: 9370 Duncan Avenue - Grant of Easement