

When recorded mail to:

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

2021-0331500

06/01/2021 09:27 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)

#046

FOR RECORDER'S OFFICE USE ONLY

Project: Dwight Street Improvements
Por. APN: 211-112-008
Address: 1915 W. Linden Street

D - 17631

GRANT OF EASEMENT

Paul Strand, an Unmarried Man, 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 5/7/2021

By: 
Paul Strand

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

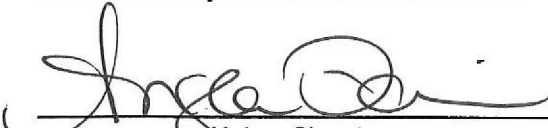
County of Riverside } ss

On May 7, 2021, before me, Angela Ferreira,
notary public, personally appeared, Paul Strand

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

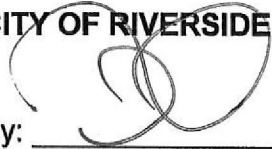


**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

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 May 26, 2021

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

Project: Dwight Street Improvements
Por. APN: 211-112-008
Address: 1915 W. Linden Street

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

That portion of the Easterly 5 Acres of the Southeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 24, Township 2 South, Range 5 West, San Bernardino Meridian, described as follows:

Commencing at the Southeast corner of said Easterly 5 Acres;

Thence North, along the East line of said Easterly 5 Acres, to the North line of Linden Street, being shown on Assessor's Map No. 35, on file in Book 1, Page 37 of Assessor's Maps, Records of Riverside County, California;

Thence West, along said North line, a distance of 132.00 feet to the **POINT OF BEGINNING**;

Thence continuing West along said North line, a distance of 8.00 feet to the East line of Dwight Street, being shown on said Assessor's Map No. 35;

Thence North, along said East line, a distance of 8.00 feet;

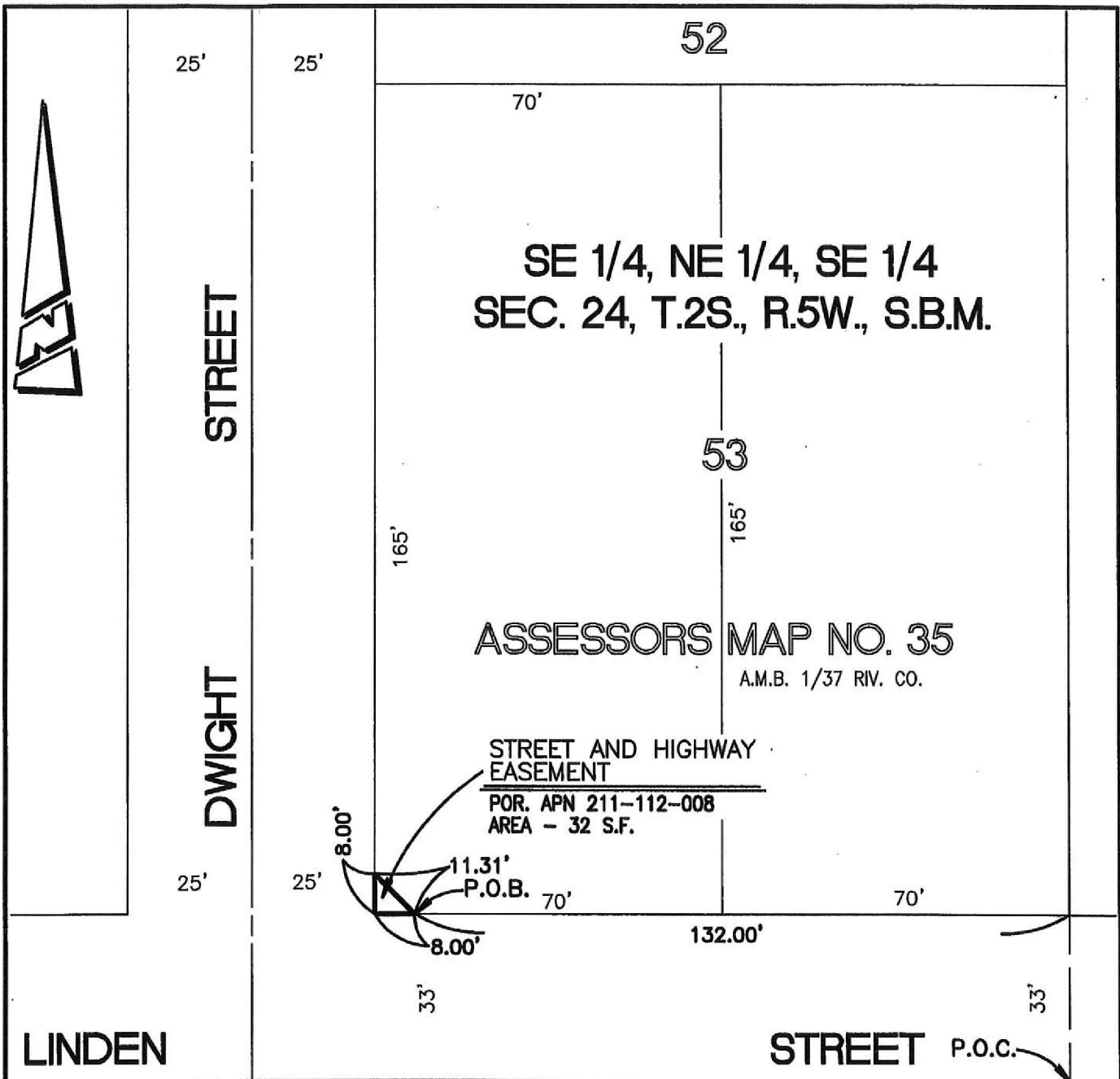
Thence Southeasterly, in a direct line, a distance of 11.31 feet to the **POINT OF BEGINNING**.

Area – 32 S.F. 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 5/3/21 Prep. (Signature)
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

SCALE: 1"=30'

DRAWN BY: CURT

DATE: 4/12/21

SUBJECT: 1915 W LINDEN STREET - APN 211-112-008