

When recorded mail to:

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

2021-0421925

07/14/2021 08:11 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)

508

FOR RECORDER'S OFFICE USE ONLY

Project: BP-2021-00967
POR. APN: 143-051-001
Address: 4680 Mitchell Avenue

D - 17633

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 _____

Fairbrook Communities LLC,
a Nevada Limited Liability Company

By: _____

By: _____

Print Name: _____

Print Name: James Walters

Title: _____

Title: CO-owner

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

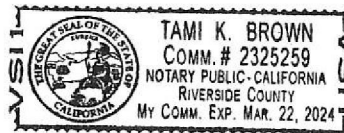
On June 9, 2021, before me, Tami K. Brown,
notary public, personally appeared, James Walters

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) 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.

Tami K. Brown
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 June 29, 2021

CITY OF RIVERSIDE

By: 

David Welch
Community & Economic
Development Director

Approved as to Form:

By: 

Lauren M. Sanchez
Deputy City Attorney

EXHIBIT "A"

BP-2021-00967
POR. APN: 143-051-001
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 4 of El Rincon as shown by Map on file in Book 11 of Maps at Pages 85 and 86 thereof, Records of Riverside County, California, described as follows:

BEGINNING at the Southeast corner of said Lot 4;

Thence N.78°54'24"W. along the Southwesterly line of said Lot 4, a distance of 99.27 feet to an angle point in said Southwesterly line;

Thence N.30°52'15"W. along said Southwesterly line, a distance of 315.19 feet to the most Westerly corner of said Lot 4;

Thence N.48°59'45"E. along the Westerly line of said Lot 4, a distance of 8.13 feet to a line parallel with and distant 33.00 feet Northeasterly, measured at right angles from the centerline of Mitchell Avenue as shown on said El Rincon;

Thence S.30°52'15"E. along said parallel line, a distance of 307.29 feet;

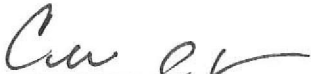
Thence S.52°02'02"E., a distance of 18.34 feet to a line parallel with and distant 44.00 feet Northerly, measured at right angles from the centerline of Hole Avenue as shown on said El Rincon;

Thence S.78°54'24"E. along said parallel line, a distance of 83.20 feet to the Easterly line of said Lot 4;

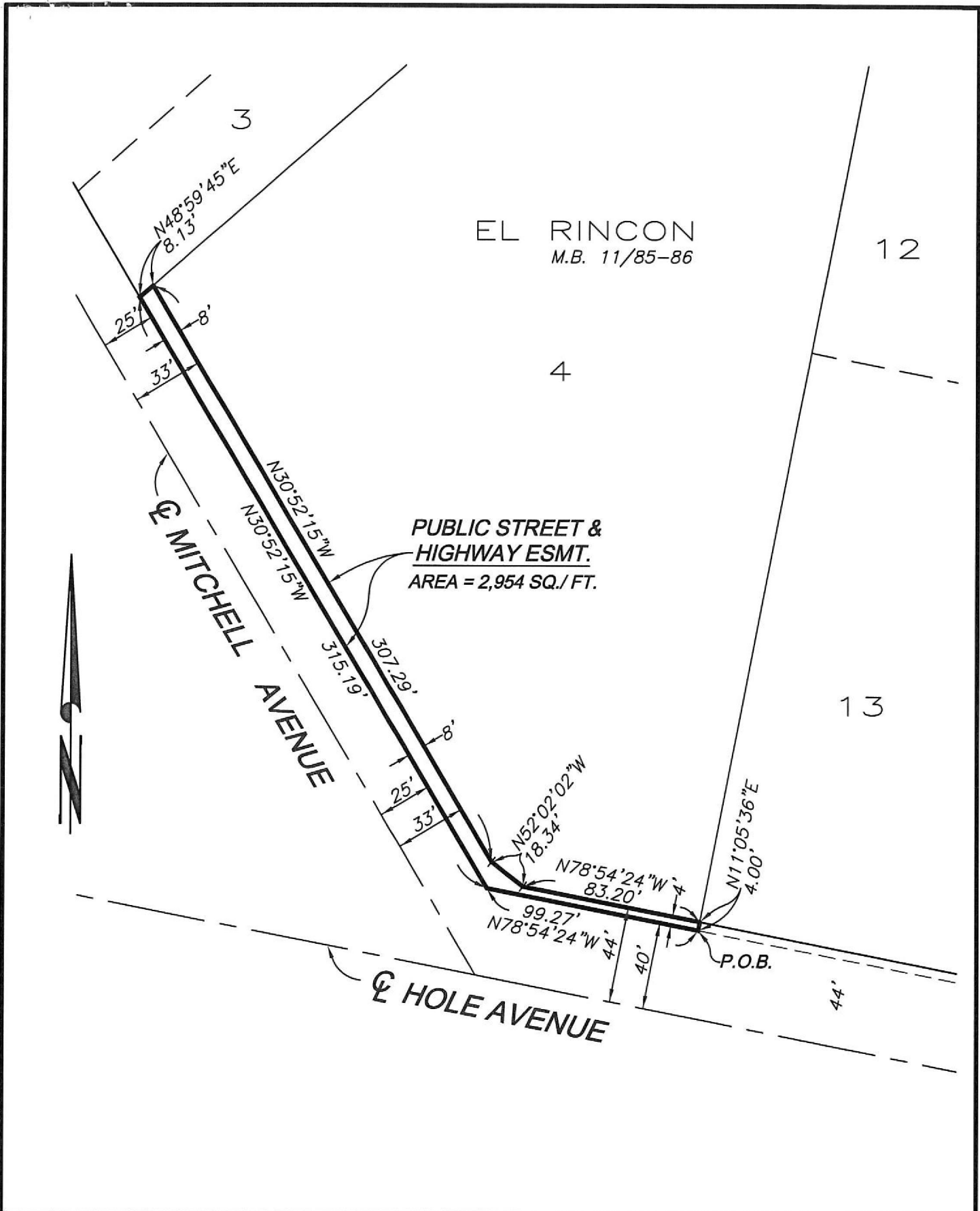
Thence S.11°05'36"W. along said Easterly line, a distance of 4.00 feet to the **POINT OF BEGINNING**.

The above described parcel of land contains 2,954 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.

 5/24/21 Date Prep. E.V.
Curtis C. Stephens, L.S. 7519





• 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"=60'

DRAWN BY: EV DATE: 5/21/21

SUBJECT: 4680 MITCHELL AVE - BP-2021-00967