

When recorded mail to:

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

2021-0568279

09/23/2021 03:56 PM Fee: \$ 0.00

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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)

6080

FOR RECORDER'S OFFICE USE ONLY

Project: BP19-02789
APN's: 143-040-006
Address: 4713 Hedrick Avenue

D- 17637

GRANT OF EASEMENT

Tap Thien Nguyen, A Single 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.

Tap Thien Nguyen, A Single Man

Dated: 09/10/2021

By: 

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

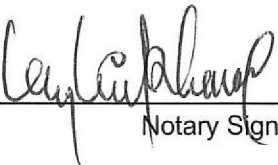
County of Riverside } ss

On Sept. 10, 2021, before me, LONG PHAM,
notary public, personally appeared, TAP THIEN NGUYEN A
single man -

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 September 23, 2021

CITY OF RIVERSIDE

By: 

David Welch
Community & Economic
Development Director

Approved as to Form:

By: 

Elliot H. Min
Deputy City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION
Grant of Easement

Project: BP19-02789
Address: 4713 Hedrick Avenue
Portion APN: 143-040-006

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

The westerly 8.00 feet of the southerly one-half of Lot 21 of El Rincon as shown by Map on file in Book 11 of Maps at Pages 85 through 86 thereof, records of Riverside County, California.

The above described parcel of land contains **902 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 9/13/21 Prep. dbw
Curtis C. Stephens, L.S. 7519 Date





20

75.4

25'

371.52

192 5' P.U.E.

171.39

25'

33'

82.8

PAR. 1

82.8

P.M. 28181
P.M.B. 186/78-79

LOT 'A'

30

192

PAR. 2

364.06

21

THE SOUTH ONE-HALF

GRANT
OF
EASEMENT
902 sq/ft +/-

EL RINCON

MB 11/85-86

POR. APN:143-040-006

4713

33'

8'

8'

112.8

372.53

25'

33'

30

60

180

180

22

HEDRICK AVENUE

• 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: 9/13/2021

SUBJECT: Grant of Easement 4713 Hedrick Avenue