

When recorded mail to:

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

FREE RECORDING

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

2018-0282063

07/12/2018 12:23 PM Fee: \$ 0.00

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



110

FOR RECORDER'S OFFICE USE ONLY

Project: Jones Ave Improvements
Por. APN: 150-062-009
Address: 10410 Arlington Avenue

D - 17645

GRANT OF EASEMENT

Andrew Emery and Karen A. McGuire Emery, as Trustees of The Andrew and Karen McGuire-Emery Trust dated August 1, 2008, 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.

**Andrew Emery and Karen A. McGuire Emery,
as Trustees of The Andrew and Karen
McGuire-Emery Trust dated August 1, 2008**

Dated June 26, 2018

Andrew Emery
Andrew Emery

Karen A. McGuire Emery
Karen A. McGuire Emery

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 6/26/18, before me, Lisa Andresen

notary public, personally appeared, Andrew Emery and

Karen A. McGuire Emery

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.

Lisa Andresen
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. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 6-27-18

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services Manager

Approved as to Form:


By: 
Elliot H. Min
Deputy City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

Project: Jones Ave Improvements
Por. APN: 150-062-009
Address: 10410 Arlington Avenue

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

That portion of Lot 4 in Block 4 of Chadbourne Heights, as shown by map on file in Book 12, Pages 11 through 13 of Maps, Records of Riverside County California, lying easterly and northeasterly of the following described line;

BEGINNING at a point on the Easterly line of said Lot 4, distant thereon North 06°01' East, a distance of 160.00 feet from the southeast corner thereof;


Thence North 83°59' West, along a line parallel to the southerly line of said Lot 4, a distance of 8.00 feet to a line parallel with and distant 33.00 feet westerly, measured at right angles from the centerline of Jones Avenue as shown on said Chadbourne Heights;

Thence North 06°01' East, along said parallel line, a distance of 165.77 feet;

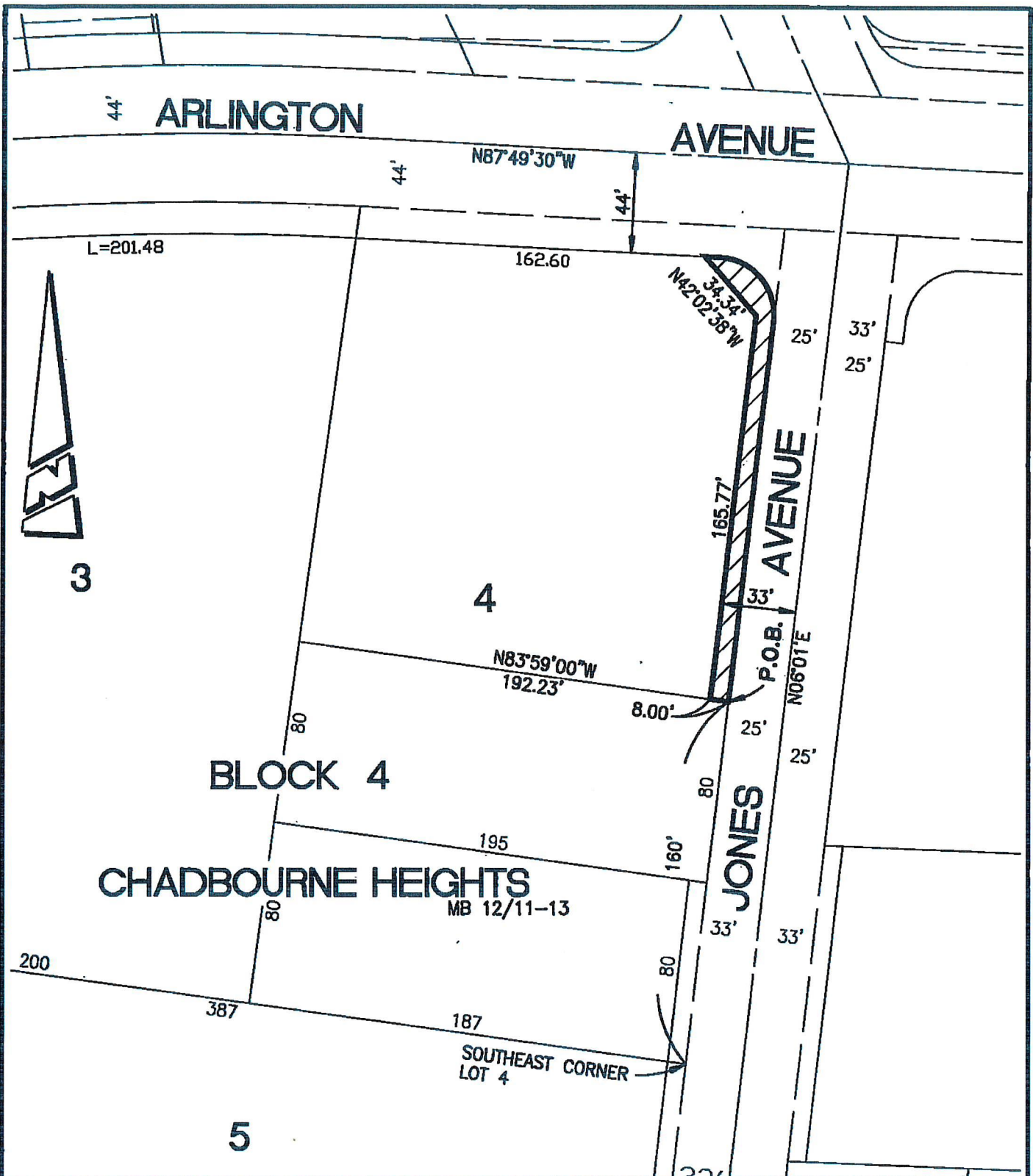
Thence North 42°02'38" West, a distance of 34.34 feet to a line parallel with and distant 44.00 feet southerly, measured at right angles from the centerline of Arlington Avenue as shown on said Chadbourne Heights and to the **END** of this line description;

Area – 1,684 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 7/18/17 Prep. 
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"=60'

DRAWN BY: CURT

DATE: 7/12/17

SUBJECT: APN 150-062-009 - 10410 ARLINGTON AVENUE