

When recorded mail to:

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

**2022-0341741**

08/02/2022 08:37 AM 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)

**779**

FOR RECORDER'S OFFICE USE ONLY

Project: PM 38379  
Por. APN: 147-310-023  
Address:

**D - 17657**

**GRANT OF EASEMENT**

**Orlando F. Hernandez, a married man as his sole and separate property**, 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 7/9/2022

Orlando F. Hernandez  
Orlando F. Hernandez

**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 July 9, 2022, before me, Tami K. Brown,  
notary public, personally appeared, Orlando F. Hernandez

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.

Tami K. Brown  
Notary Signature



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

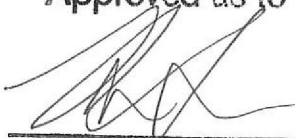
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a California charter city and municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 23439 of said City Council adopted May 14th, 2019, and the grantee consents to recordation thereof by its duly authorized officer.

DATED 7/28/22

**CITY OF RIVERSIDE**

By:   
Chris Christopoulos  
Acting Community & Economic  
Development Director

Approved as to Form:

By:   
Ruthann M. Salera  
Deputy City Attorney

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**STREET DEDICATION**

BEING A PORTION OF BOLTON AVENUE AND LOT 7, BLOCK 30, LA GRANADA, CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PER PLAT RECORDED IN MAP BOOK 12, PAGES 42 THROUGH 51, INCLUSIVE, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHERLY CORNER OF SAID LOT 7;

THENCE NORTH 19°23'41" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 7, A DISTANCE OF 8.00 FEET TO A LINE PARALLEL WITH AND DISTANT 8.00 FEET NORTHWEST OF THE SOUTHEASTERLY LINE OF SAID LOT 7;

THENCE NORTH 70°47'08" EAST, ALONG SAID PARALLEL LINE, 277.89 FEET;

THENCE NORTH 10°38'43" EAST, 16.73 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 33.00 FEET SOUTHWESTERLY OF THE CENTERLINE OF BOLTON AVENUE AS SHOWN ON SAID TRACT NO. 8492, PER PLAT RECORDED IN MAP BOOK 92, PAGES 49 THROUGH 51, INCLUSIVE RECORDS OF SAID COUNTY, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 267.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 42°07'12" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE AND ALONG SAID PARALLEL LINE 2.12 FEET AND THROUGH A CENTRAL ANGLE 00°27'21" TO THE BEGINNING OF A TANGENT LINE;

THENCE SOUTH 47°25'27" EAST, ALONG SAID PARALLEL LINE, 23.42 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 7;

THENCE SOUTH 70°47'08" WEST, ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 298.27 FEET TO THE **POINT OF BEGINNING**.

SAID DESCRIPTION CONTAINS 2,486 SQUARE FEET, MORE OR LESS.

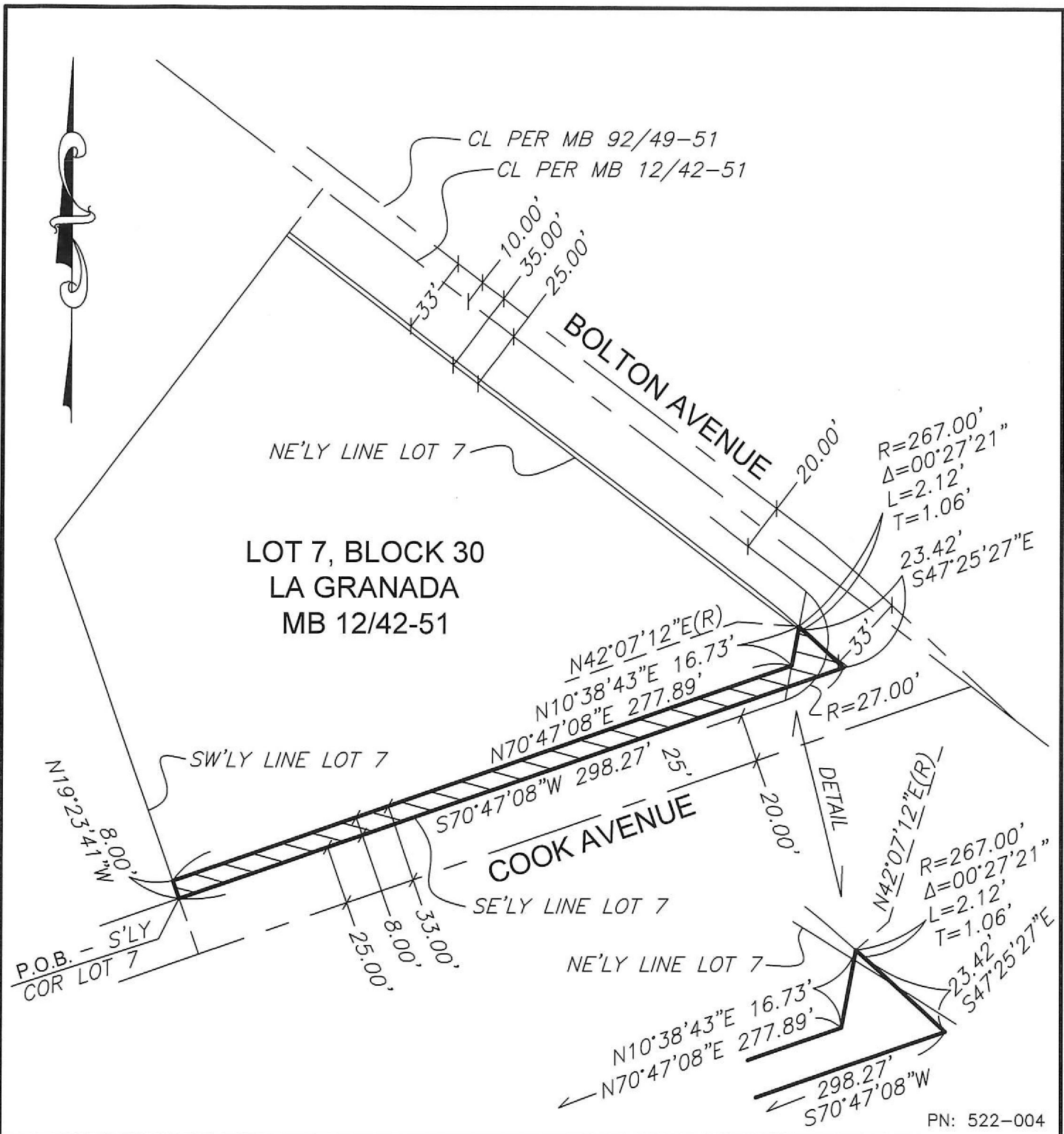
**ON POINT LAND SURVEYING, INC.**  
PREPARED BY:

\_\_\_\_\_  
ANTHONY D. SMITH, PLS 8133  
DATE: 7/1/2022



DESCRIPTION APPROVAL:

BY: [Signature] 7/7/22 DATE  
FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR



## STREET DEDICATION

PREPARED AT THE REQUEST OF ORLANDO HERNANDEZ

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.

PREPARED BY:  
ON POINT LAND  
SURVEYING, INC.

SCALE: 1"=60'

DATE: APRIL 2022

SHEET 1 OF 1

PREPARED BY: Anthony D. Smith

DATE: 7/1/2022

