

Commonwealth Land Title Company

DOC # 2015-0064275

02/18/2015 08:00 AM Fees: \$0.00

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Recorded in Official Records

County of Riverside

Peter Aldana

Assessor, County Clerk & Recorder

When recorded mail to:

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

This document was electronically submitted to the County of Riverside for recording
Received by: LCWEATHERS

FREE RECORDING

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

FOR RECORDER'S OFFICE USE ONLY

Project: Tyler Street Widening

POR. APN: 147-333-007

Address: 4443 Tyler Street

9305019

TRA: 009-175

D - 17136
TTX \$0.00

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CHARLES ROBBINS and CAROLYN ROBBINS, Husband and Wife as Joint Tenants**, as Grantors, 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 the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of retaining wall and footing facilities, together with all necessary appurtenances, 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.

"This conveyance transfers realty to an exempt governmental agency, BIT 11911."

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its

officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said retaining wall and footing facilities.

Dated Feb 17 2015

Charles Robbins
CHARLES ROBBINS

Carolyn Robbins
CAROLYN ROBBINS

ACKNOWLEDGEMENT

State of California }
County of _____ } ss

On _____, before me _____

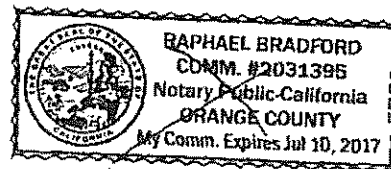
notary public, personally appeared _____

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



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 }

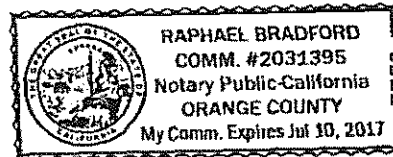
On FEBRUARY 12, 2015, before me, RAPHAEL BRADFORD, a Notary Public,
personally appeared CHARLES ROBBINS AND CAROLYN ROBBINS

_____, 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.

Signature:  (Seal)



D-17136

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 06, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated Feb. 13, 2015

CITY OF RIVERSIDE

By: 

David Welch
Real Property Services Manager

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY: 
Deputy City Attorney

EXHIBIT A

POR. APN: 147-333-007
Retaining Wall & Footing Easement

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

A strip of land 3.00 feet in width, lying within that portion of Lot 6 in Block 49 of La Granada, as shown by map on file in Book 12, Pages 42 through 51, inclusive of Maps, records of Riverside County, California, the southwesterly line of said strip of land being described as follows:

COMMENCING at the most southerly corner of said Lot 6;

THENCE North 55°40'00" East, along the southeasterly line of said Lot 6, a distance of 62.00 feet to the **POINT OF BEGINNING** of this line description;

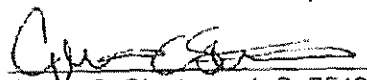
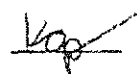
THENCE South 55°40'00" West, along said southeasterly line, a distance of 10.50 feet to the beginning of a tangent curve concaving northerly and having a radius of 41.50 feet;

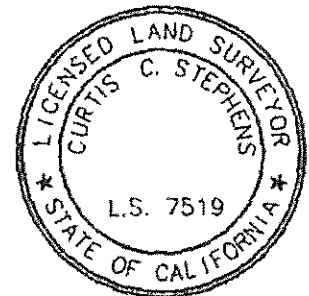
THENCE southwesterly to the right along said curve through a central angle of 90°00'00" an arc length of 65.19 feet to a line that is parallel with and distant 50.00 feet northeasterly, as measured at right angles, from the centerline of Tyler Street, (formerly Tyler Avenue), as shown on said map;

THENCE North 34°20'00" West, along said parallel line, a distance of 58.50 feet to the northwesterly line of said Lot 6 and the **END** of this line description.

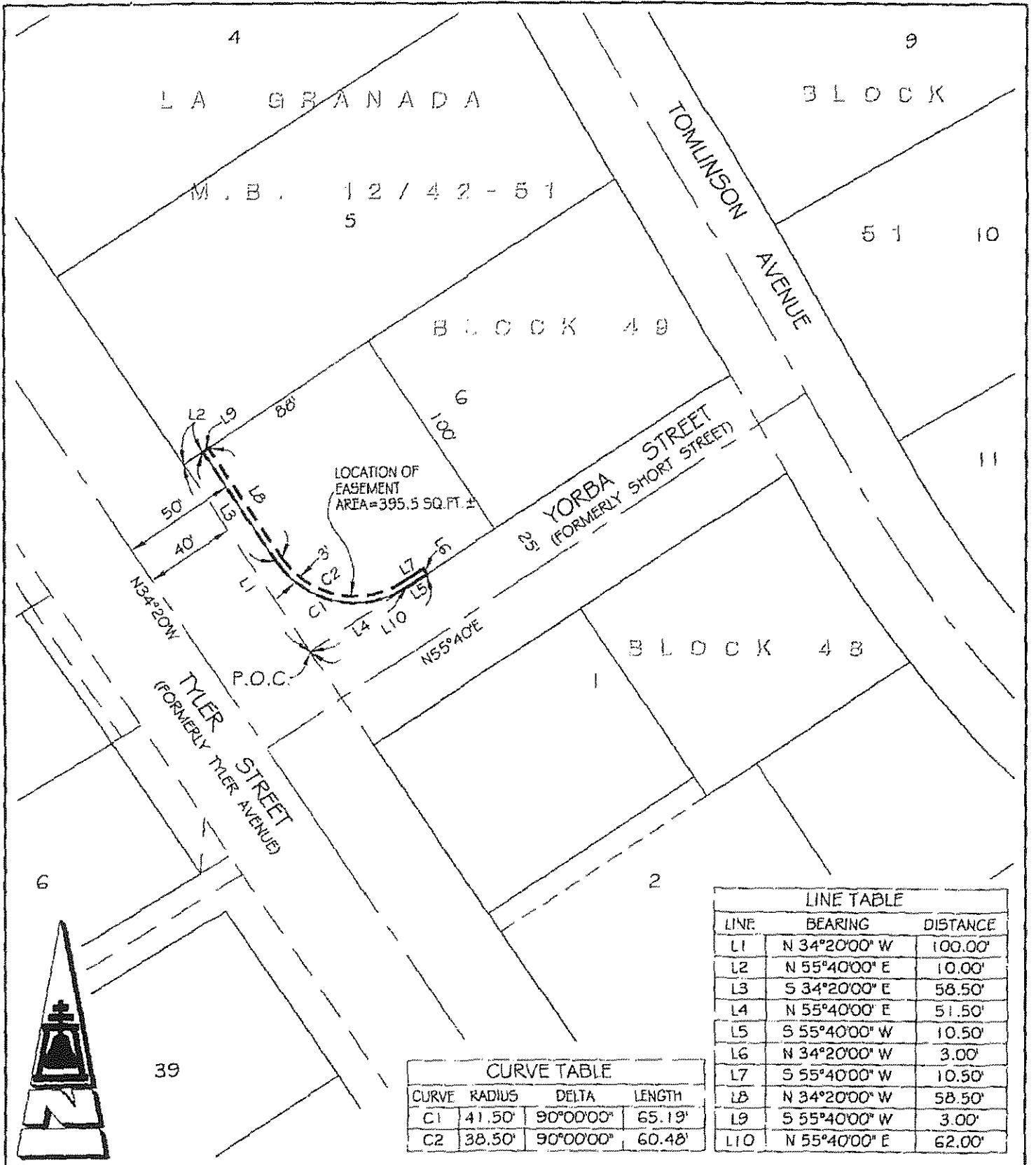
Area – 395.5 square feet, more or less.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.


Curtis C. Stephens, L.S. 7519 5/12/14 Date Prep. 



D-17136



CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	41.50'	90°00'00"	65.19'
C2	38.50'	90°00'00"	60.48'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 34°20'00" W	100.00'
L2	N 55°40'00" E	10.00'
L3	S 34°20'00" E	58.50'
L4	N 55°40'00" E	51.50'
L5	S 55°40'00" W	10.50'
L6	N 34°20'00" W	3.00'
L7	S 55°40'00" W	10.50'
L8	N 34°20'00" W	58.50'
L9	S 55°40'00" W	3.00'
L10	N 55°40'00" E	62.00'

● CITY OF RIVERSIDE, CALIFORNIA ● D-17136

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: SURVEY DATE: 5/9/14 SUBJECT: TYLER STREET WIDENING - APN 147-333-007

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