

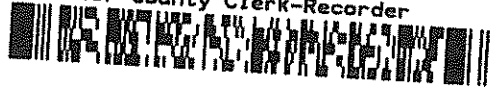
When recorded mail to:

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

2016-0331447

08/04/2016 09:26 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)

| | | | | | | | | | |
|------|------|------|--------|------|-----|---------|-----------------|------|----|
| 155 | | | | | R | A | Exam: <i>CC</i> | | |
| Page | DA | PCOR | Misc | Long | RFD | 1st Pg | Adtl Pg | Cert | CC |
| 5 | 1 | | | | | | | | |
| SIZE | NCOR | SMF | CHG T: | | | NCHG CC | | | |

Project: 2015-2016 CDBG Project
POR. APN: 249-031-004
Address: 1643 Elliott Drive

D - 17326

D

GRANT OF EASEMENT

Dennis O. Stout, Sr., as Trustee of The Dennis O. Stout 2005 Trust, 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 7/11/16

Dennis O. Stout, Sr., as Trustee of The
Dennis O. Stout 2005 Trust

[Signature]
Dennis O. Stout, Sr.

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 11, 2016, before me, Angela Ferreira,
notary public, personally appeared, Dennis O. Stout, Sr.

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]
Notary Signature



Dated 7/11/16

Dennis O. Stout, Sr., as Trustee of The
Dennis O. Stout 2005 Trust

[Signature]
Dennis O. Stout, Sr.

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 11, 2016, before me, Angela Ferreira,
notary public, personally appeared, Dennis O. Stout, Sr.

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]
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 August 4, 2016

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services Manager

APPROVED AS TO FORM:

BY: 
CHIEF ASSISTANT CITY ATTORNEY

EXHIBIT "A"

POR. APN: 249-031-004
Public Street & Highway Easement

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

That portion of the Northwest one-quarter of Section 18, Township 2 South, Range 4 West, S.B.M., described as follows:

Beginning at the intersection of the Northerly line of Elliott Drive and the Westerly line of Ardmore Street as shown on Record of Survey on file in Book 41 at Page 22 thereof, Records of Riverside County, California, said intersection also being the Southeast corner of that certain parcel of land described in Grant Deed to Dennis O. Stout, Sr., as Trustee of The Dennis O. Stout 2005 Trust by document recorded April 5, 2005 as Document No. 2005-264055, Official Records of Riverside County, California;

Thence N.89°08'15"W. along the Northerly line of said Elliott Drive, a distance of 12.46 feet;

Thence N.72°22'33"E., a distance of 3.61 feet;



Thence Northeasterly on a curve concave Northwesterly, having a radius of 12.50 feet, through an angle of 53°01'36", an arc length of 11.57 feet;

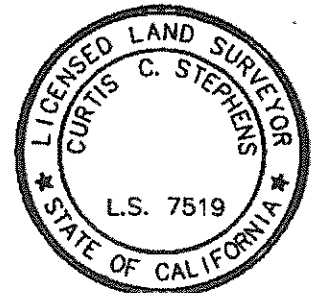
Thence N.19°20'57"E., a distance of 3.61 feet to the Westerly line of said Ardmore Street;

Thence S.00°51'45"W. along said Westerly line, a distance of 12.46 feet to the **Point of Beginning**.

The above described parcel of land contains 45 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.

  Prep. E.V.
Curtis C. Stephens, L.S. 7519 Date

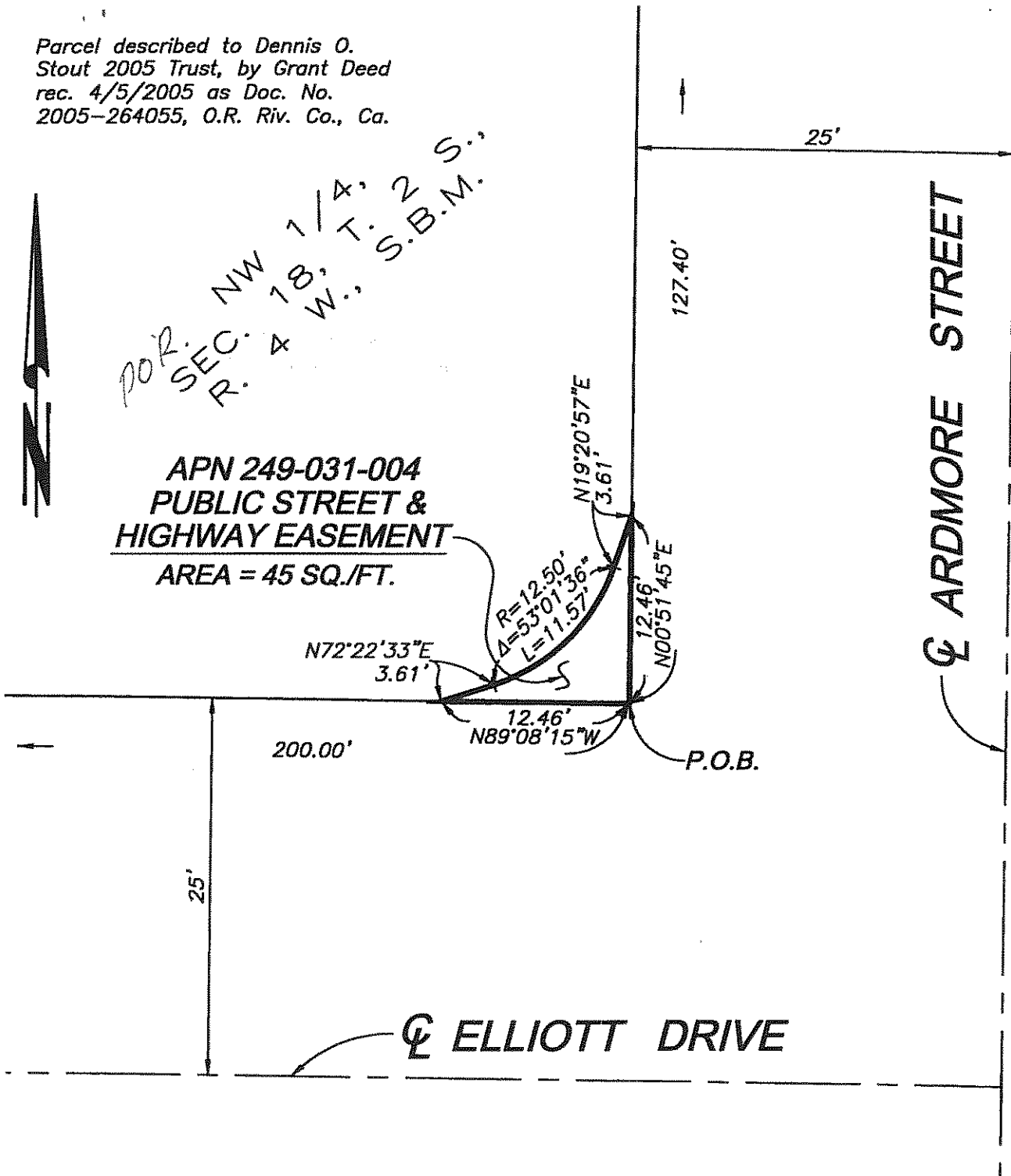


D-17326

Parcel described to Dennis O. Stout 2005 Trust, by Grant Deed rec. 4/5/2005 as Doc. No. 2005-264055, O.R. Riv. Co., Ca.

POB. SEC. 4 NW 1/4, 2 S., 18 T. S.B.M.

APN 249-031-004
PUBLIC STREET &
HIGHWAY EASEMENT
AREA = 45 SQ./FT.



● CITY OF RIVERSIDE, CALIFORNIA ● D-17326

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"=10'

DRAWN BY: EV DATE: 6/22/16

SUBJECT: 2015-2016 CDBG PROJECT