

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)

2018-0025029

01/22/2018 02:25 PM Fee: \$ 0.00

Page 1 of 5

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



380

FOR RECORDER'S OFFICE USE ONLY

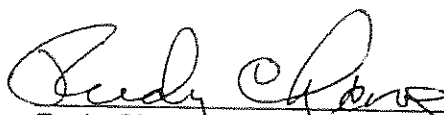
Project: P17-0815
Por. APN: 230-252-017
Address: 3320 Madison Street

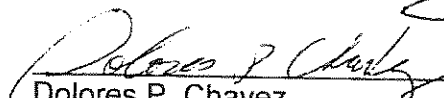
D - 17453

GRANT OF EASEMENT

Rudy Chavez and Dolores P. Chavez, husband and wife, as joint tenants, 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 _____


Rudy Chavez


Dolores P. Chavez

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 11/09/2017, before me, Gladys Garcia

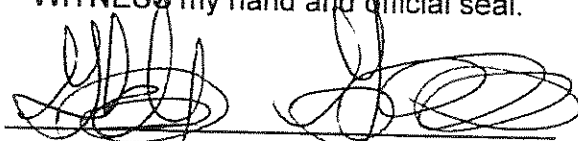
notary public, personally appeared, Rudy Chavez and Dolores

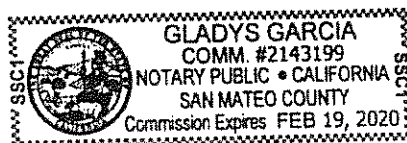
pat chavez

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

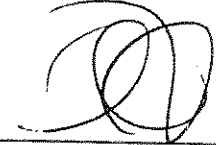


**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

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

Dated 11-27-2017

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services Manager

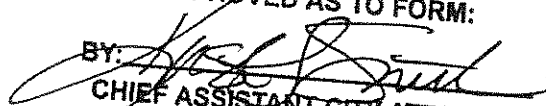
APPROVED AS TO FORM:
BY: 
CHIEF ASSISTANT CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

Project: P17-0815
Address: 3320 Madison Street
Por. APN: 230-252-017

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

That portion of Lot 47 of the S.C. Evans Jr. Surplus Addition to Casa Blanca, as shown by map on file in Book 4, Page 96 of Maps, Records of Riverside County California, described as follows:

BEGINNING at the most Northerly corner of said Lot 47;

Thence South 49°24'45" West, along the Northwest line of said Lot 47, a distance of 4.03 feet to a line parallel with and distant 44.00 feet Southwesterly, measured at right angles from the centerline of Madison Street as shown on said S.C. Evans Jr. Surplus Addition to Casa Blanca;

Thence South 34°00'07" East, along said parallel line, a distance of 29.57 feet;

Thence South 12°10'54" West, a distance of 17.13 feet to the Southeast line of said Lot 47;

Thence North 49°24'45" East, along said Southeast line, a distance of 16.47 feet to the most Easterly corner of said Lot 47;

Thence North 34°00'07" West along the Northeast line of said Lot 47, a distance of 40.00 feet to the **POINT OF BEGINNING**.

EXCEPTING therefrom that portion of said Lot 47 as described in Grant Deed to the City of Riverside, and recorded July 30, 1976 as Instrument No. 13123 of Official Records of Riverside County, California, described as follows:

BEGINNING at the most Easterly corner of said Lot 47;

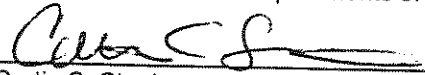

Thence South 49°24'45" West, along the Southeasterly line of said Lot 47, a distance of 4.94 feet to the beginning of a non-tangent curve with a radius of 39.5 feet and concaving Westerly, the radial line at said beginning bears North 87°44'54" East;

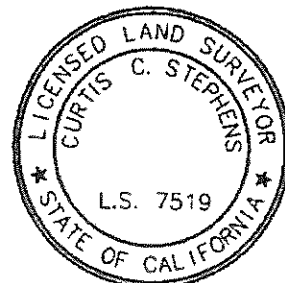
Thence Northerly along said curve an arc length of 12.98 feet through a central angle of 18°49'41" to the Northeasterly line of said Lot 47;

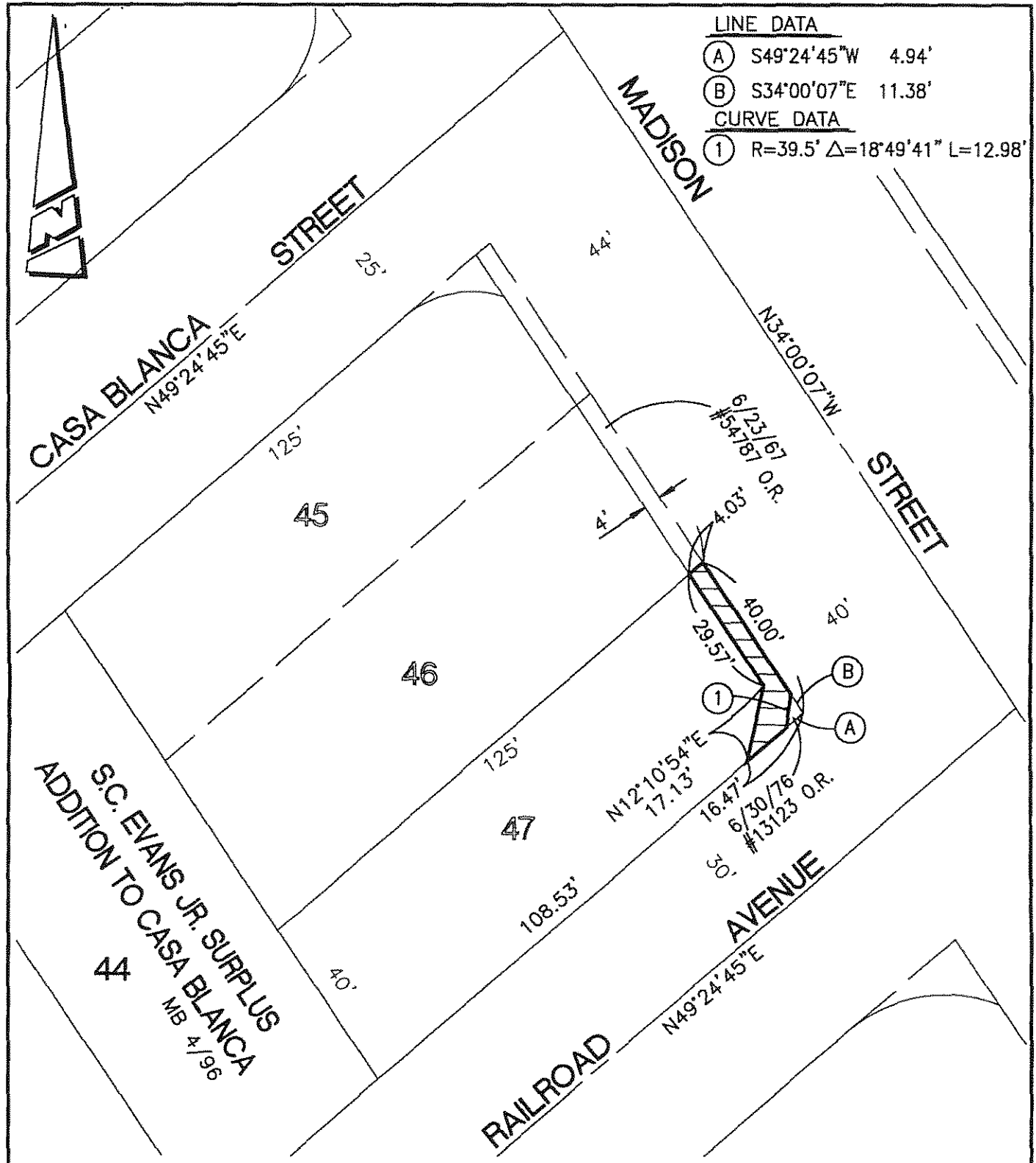
Thence South 34°00'07" East, along said Northeasterly line, a distance of 11.38 feet to the **POINT OF BEGINNING**.

Area – 213.2 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.

 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"=30'

DRAWN BY: CURT

DATE: 10/16/17

SUBJECT: 3320 MADISON ST - APN 230-252-017

D-17453