

Recording Requested By
CHICAGO TITLE COMPANY

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399320

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When recorded mail to:

RECEIVED FOR RECORD
AT 2:00 O'CLOCK

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

NOV 30 1995

Recorded in Official records
of Riverside County, California
Recorder

Fees \$ _____

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

1725
1735
1745

Project: University Avenue Widening
Parcel 5
A.P.N. 211-183-017-4
TRA: 009-063

13909

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SL

534591-07

GRANT OF EASEMENT

LOU ELLA DUNCAN, as Trustee of The LOU ELLA DUNCAN 1989 LIVING TRUST, under
declaration of trust dated May 8, 1989, as Grantor, FOR VALUABLE CONSIDERATION,
receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a
municipal corporation of the State of California, 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 utilities, sewers, drains and other improvements consistent with
the use as a public street and highway, in, under, upon, over and along that certain real
property located in the City of Riverside, County of Riverside, State of California, described
as follows:

PARCEL A

The southerly 4.50 feet of Lots 50 and 51 of Alta Mesa Tract, as shown by
map on file in Book 7, Page 30 of Maps, records of Riverside County,
California.

Area - 540 square feet.

PARCEL B

The southerly 5.00 feet of Lot 52 of Alta Mesa Tract, as shown by map on file in Book 7, Page 30 of Maps, records of Riverside County, California.

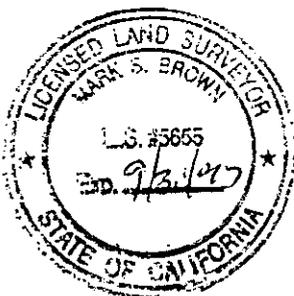
Area - 300 square feet.

Dated 6-30-95

The LOU ELLA DUNCAN 1989 LIVING TRUST, under declaration of trust dated May 8, 1989

DESCRIPTION APPROVAL [Signature]
[Signature] by [Signature]
SURVEYOR, CITY OF RIVERSIDE

Lou Ella Duncan, Trustee
LOU ELLA DUNCAN, Trustee



GENERAL ACKNOWLEDGEMENT

State of California }
County of SAN DIEGO } ss

On JUNE 30, 1995, before me DAREN VASS
(date) (name)

a Notary Public in and for said State, personally appeared

* LOU ELLA DUNCAN *
Name(s) of Signer(s)

personally known to me - OR - 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.



WITNESS my hand and official seal.

[Signature]
Signature



OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
- () Individual(s)
- (X) Trustee(X)
- () Other

- () Partner(s)
- () General
- () Limited

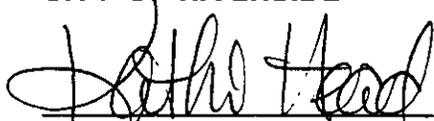
The party(ies) executing this document is/are representing:

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, California, a 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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 7/10/95

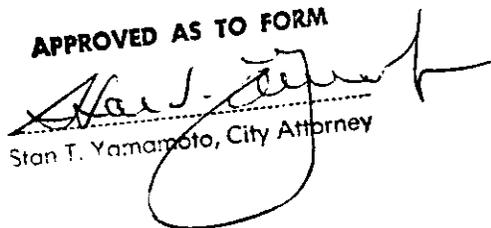
CITY OF RIVERSIDE



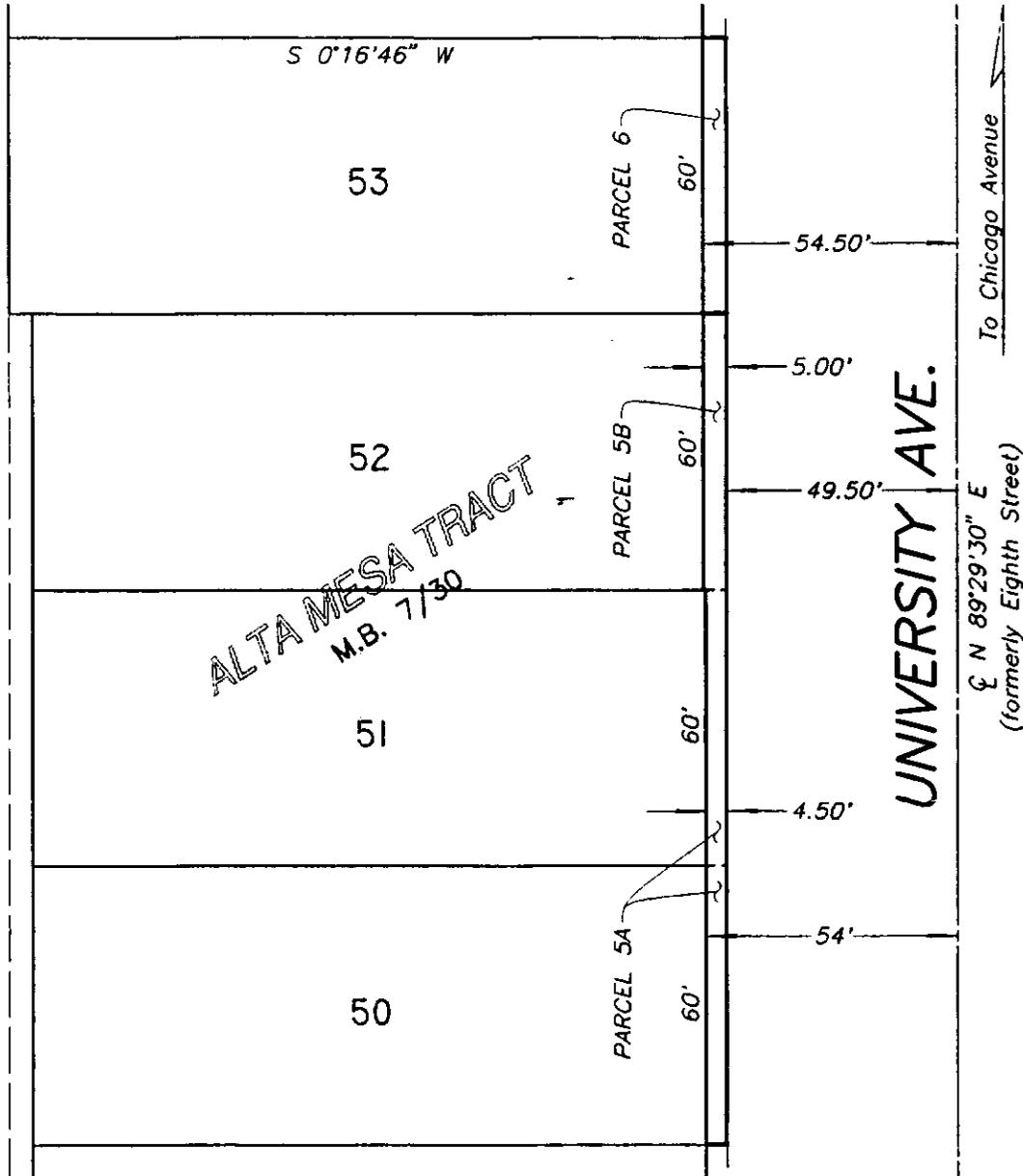
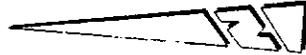
Real Property Services Manager
of the City of Riverside

UNIV5.RDE

APPROVED AS TO FORM



Stan T. Yamamoto, City Attorney



ALTA MESA TRACT
M.B. 7/30

• CITY OF RIVERSIDE, CALIFORNIA •

41-1

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

3/21

SCALE: 1"=40'

DRAWN BY: *[Signature]* DATE: 3/2/94

SUBJECT: UNIVERSITY AVENUE WIDENING, PARCELS 5 & 6