

004458

Recording Requested By  
CHICAGO TITLE COMPANY  
When recorded mail to:

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

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

JAN - 7 1957

Recorded in Official Records  
of Riverside County, California  
Recorder

Fees \$ \_\_\_\_\_

ME  
O

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: University Avenue Widening  
Parcel 7  
A.P.N. 211-183-016 - 3  
TRA: 009 - 063

1103

GRANT OF EASEMENT

WINCHELL'S DONUT HOUSES OPERATING COMPANY, L.P., a Delaware limited partnership,  
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:

That portion of Lot 54 of Alta Mesa Tract, as shown by map on file in Book 7,  
Page 30 of Maps, records of Riverside County, California, described as follows:

BEGINNING at the southwesterly corner of said Lot 54;

THENCE North 89°29'30" East, along the southerly line of said Lot 54, a  
distance of 43.00 feet to the westerly line of that certain parcel of land  
described in Final Order of Condemnation recorded February 25, 1966, as  
Instrument No. 20857 of Official Records of said Riverside County;

RV 534590-K04

THENCE North 18°38'34" East, along said westerly line, a distance of 19.05 feet to a line parallel with and distant 44.00 feet westerly, as measured at right angles, from the centerline of Chicago Avenue as shown by said map;

THENCE North 0°17'20" East, along said parallel line and continuing along said westerly line, a distance of 11.12 feet;

THENCE South 48°14'18" West, a distance of 36.58 feet to a line parallel with and distant 54.50 feet northerly, as measured at right angles, from the centerline of University Avenue (formerly Eighth Street) as shown by said map;

THENCE South 89°29'30" West, along said last mentioned parallel line, a distance of 21.84 feet to the westerly line of said Lot 54;

THENCE South 0°16'46" West, along the westerly line of said Lot 54, a distance of 5.00 feet to the POINT OF BEGINNING.

Area - 518.5 square feet.

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



Mark S. Brown cd/TK Prep. Kap  
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/99

Dated 7/12/96

WINCHELL'S DONUT HOUSES  
OPERATING COMPANY, L.P., a  
Delaware limited partnership

By: FEDERAL WAY EQUITIES  
DELAWARE, INC., a Delaware  
corporation, its managing general  
partner

By: Nancy J. Parker  
Nancy J. Parker, President

GENERAL ACKNOWLEDGEMENT

State of California }  
County of ORANGE } ss

On 7/19/96, before me MILICENT CAROL ALEXANDER  
(date) (name)

a Notary Public in and for said State, personally appeared

NANCY J. PARKER  
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.

Millicent Carol Alexander  
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

Title \_\_\_\_\_

Title \_\_\_\_\_

- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- ( ) 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.

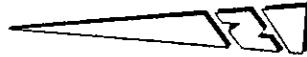
Dated 8/9/96

CITY OF RIVERSIDE

John Head  
Real Property Services Manager  
of the City of Riverside

UNIV.7.RDE

APPROVED AS TO FORM  
[Signature]  
ASST. CITY ATTORNEY



# CHICAGO AVE.

☿ N 0°17'20" E

44'

2-25-66 #20857 O.R.

11.12' N 18°38'34" E  
19.05'

S 48°14'18" W  
36.58'

21.84'

43'

54.50'

# UNIVERSITY AVE.

☿ N 89°29'30" E  
(formerly Eighth Street)

54

**ALTA MESA TRACT**  
M.B. 7/30

S 0°16'46" W

53

49.50'

## • 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

3/2/94  
41-1

SCALE: 1"=20'

DRAWN BY: *T* DATE: 3/2/94

SUBJECT: UNIVERSITY AVENUE WIDENING, PARCEL 7