

Recording Requested By  
CHICAGO TITLE COMPANY

009991

When recorded mail to:

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

RECEIVED FOR RECORD  
AT 8:00AM

JAN 12 1998

**FREE RECORDING**

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

Recorded in Official Records  
of Riverside County, California  
Recorder

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

FOR RECORDER'S OFFICE USE ONLY

Project: Arlington Avenue Underpass  
@ B.N.S.F. RR.  
A.P.N. 225-350-054

D -

GRANT OF EASEMENT

**CHERYL TAVAGLIONE, as Successor Trustee to THE TAVAGLIONE FAMILY TRUST, dated October 19, 1978, 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 the Southeast Quarter of the Southeast Quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, described as follows:

**COMMENCING** at the intersection of the south line of said Section 34 with the southerly prolongation of the easterly line of that certain parcel of land described in deed to Leonard Tavaglione, et al., as Parcel 3 by Grant Deed recorded March 2, 1959, in Book 2423, Page 404, et seq., of Official Records of Riverside County, California; said intersection being on the centerline of

6056204 R22

Arlington Avenue;

**THENCE** South 89° 46' West, along the south line of said Section 34 and along said centerline of Arlington Avenue, a distance of 77.56 feet;

**THENCE** North 0° 14' West, at right angle to said south line of Section 34, a distance of 60.00 feet to a line parallel with and distant 60.00 feet northerly, as measured at right angles, from said south line of Section 34 and the **POINT OF BEGINNING** of the parcel of land being described;

**THENCE** South 89° 46' West, along said parallel line and along the northerly line of that certain parcel of land described in Grant Deed to the City of Riverside by document recorded July 11, 1984, as Instrument No. 150062 of Official Records of said Riverside County, a distance of 50.77 feet;

**THENCE** North 33° 33' 44" East, a distance of 30.60 feet to line parallel with and distant 85.43 feet northerly, as measured at right angles, from said south line of Section 34

**THENCE** North 89° 46' East, along said last mentioned parallel line, a distance of 66.48 feet;

**THENCE** South 45° 13' 13" East, a distance of 43.02 feet to a line parallel with and distant 55.00 feet northerly, as measured at right angles, from said south line of Section 34;

**THENCE** South 89° 46' West, along said last mentioned parallel line, a distance of 24.44 feet to the southeasterly corner of said parcel described in said Grant Deed;

**THENCE** North 0° 14' West, along the easterly line of said parcel as described in said Grant Deed, a distance of 5.00 feet to said line parallel with and distant 60.00 feet northerly from said south line of Section 34;

**THENCE** South 89° 46' West, along said last mentioned parallel line and along said northerly line of said parcel described in said Grant Deed, a distance of 38.71 feet to the **POINT OF BEGINNING**.

Area - 2340 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, L.S. 5655      Date 10/14/99  
 License Expires 9/30/99



Dated Oct 16, 1997

CHERYL TAVAGLIONE, as Successor of THE TAVAGLIONE FAMILY TRUST, dated October 19, 1978

Cheryl Tavaglione  
CHERYL TAVAGLIONE, Successor Trustee

GENERAL ACKNOWLEDGMENT

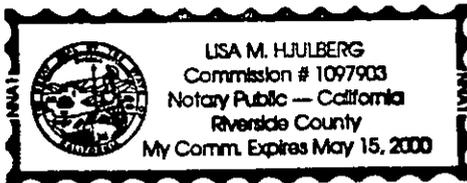
State of California }  
County of Riverside }<sup>ss</sup>

On 10-16-97, before me Lisa M. Hjulberg  
(date) (name)

a Notary Public in and for said State, personally appeared

Cheryl Tavaglione  
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.

Lisa M. Hjulberg  
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:  
The Tavaglione Family Trust  
dated  
October 19, 1978

**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 12/30/97

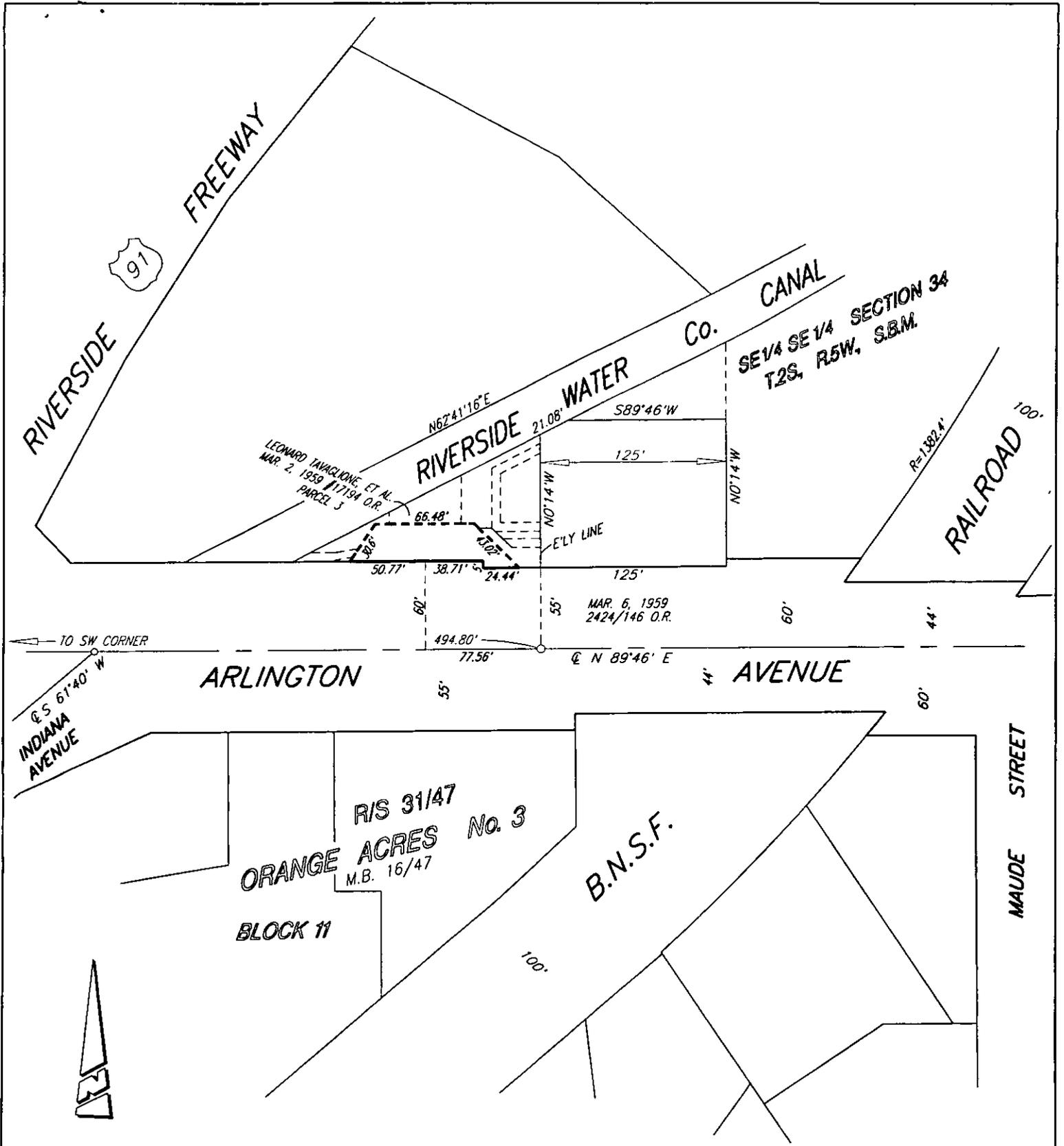
CITY OF RIVERSIDE

*John Head*

Real Property Services Manager  
of the City of Riverside

APPROVED AS TO FORM  
*Carolyn Conner 1/19/98*  
CAROLYN CONNER  
ASSISTANT CITY ATTORNEY

TAVA3.GOE



• 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

54.5

SCALE: N.T.S.

DRAWN BY: Kgs 10/11/97

SUBJECT: ARLINGTON AVENUE UNDERPASS - ROAD (W)