

052363

When recorded mail to:

52363

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

RECEIVED FOR RECORD  
AT 8:00AM

FEB 13 1998

Recorded in Official Records  
of Riverside County, California

Recorder

Fees \$ 0

**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

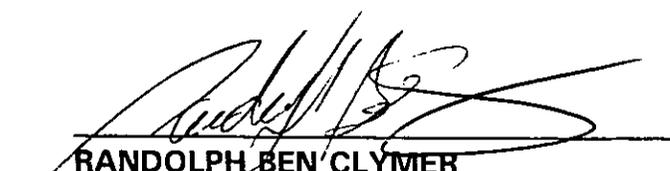
Project: LL-013-978

TWL  
C

GRANT OF EASEMENT

**RANDOLPH BEN CLYMER and DEBRA K. CLYMER, husband and wife as joint tenants, as Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do 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 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 2/2/98

  
RANDOLPH BEN CLYMER

  
DEBRA K. CLYMER

GENERAL ACKNOWLEDGEMENT

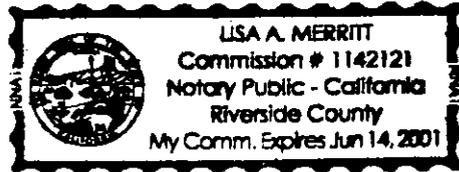
State of California }  
County of RIVERSIDE } ss

On FEB 03, 1998, before me LISA A. MERRITT  
(date) (name)

a Notary Public in and for said State, personally appeared

PAHOLLA BETH CLYMER AND DEBRA K. CLYMER  
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 A. Merritt*

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 2/6/98

CITY OF RIVERSIDE

*John Head*

Real Property Services Manager  
of the City of Riverside

APPROVED AS TO FORM

*Carolyn Confer 214198*  
CAROLYN CONFER  
ASSISTANT CITY ATTORNEY

11013978.rw

RIGHT-OF-WAY DEDICATION:

THAT PORTION OF LOT 13, BLOCK 50 OF THE LANDS OF THE RIVERSIDE AND IRRIGATING COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 13, SAID POINT BEING 40.00 FEET N55°41'45"E OF THE CENTERLINE OF BUCHANAN STREET AND 66.00 FEET N34°18'15"W OF THE CENTERLINE OF MAGNOLIA AVENUE;

THENCE N34°18'15"W ALONG SAID NORTHEASTERLY LINE OF BUCHANAN STREET, A DISTANCE OF 208.71 FEET, TO THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL CONVEYED TO THE CITY OF RIVERSIDE AS PARCEL 2 BY DEED RECORDED OCTOBER 8, 1976 AS INSTRUMENT NO. 152336, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE N55°41'45"E A DISTANCE OF 4.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 2;

THENCE S34°18'15"E AND PARALLEL WITH SAID NORTHEASTERLY LINE OF BUCHANAN STREET, A DISTANCE OF 177.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 40.50 FEET, SAID POINT HAVING A RADIAL LINE WHICH BEARS S25°29'14"W;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°47'29", AN ARC DISTANCE OF 42.26 FEET TO A POINT 77.00 FEET N34°18'15"W OF THE CENTERLINE OF MAGNOLIA AVENUE;

THENCE N55°41'45"E AND PARALLEL WITH THE NORTHWESTERLY LINE OF MAGNOLIA AVENUE, A DISTANCE OF 169.71 FEET, TO THE NORTHWESTERLY CORNER OF THAT CERTAIN PARCEL CONVEYED TO THE CITY OF RIVERSIDE AS PARCEL 1, BY DEED RECORDED OCTOBER 8, 1976 AS INSTRUMENT NO. 152336, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE S34°18'15"E A DISTANCE OF 11.00 TO A POINT ON THE NORTHWESTERLY LINE OF MAGNOLIA AVENUE;

THENCE S55°41'45"W ALONG THE NORTHWESTERLY LINE OF MAGNOLIA AVENUE A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

PREPARED BY:

*[Handwritten Signature]*  
ALLEN W. MARTIN, FLS 5306, EXPIRES 12-31-99



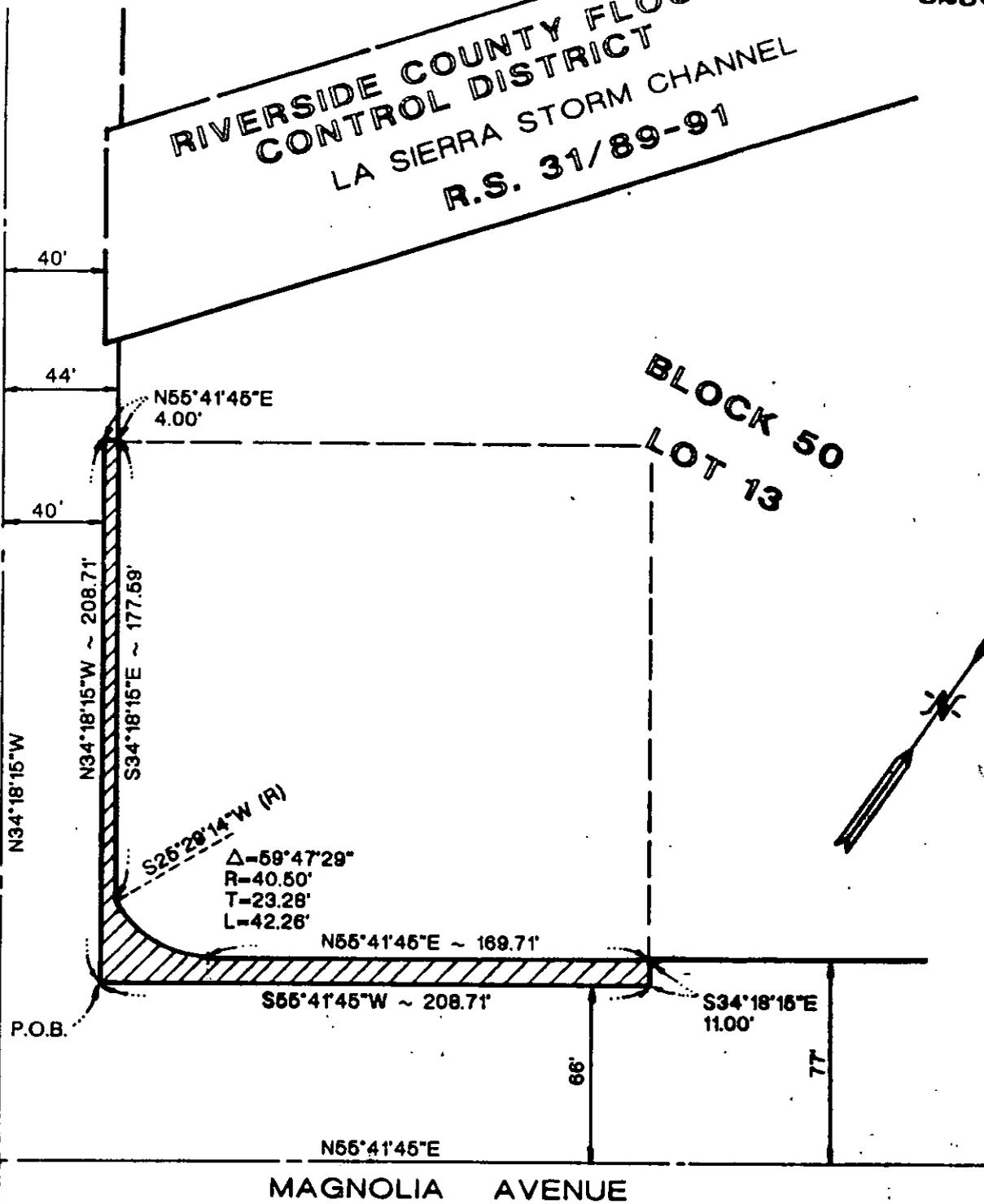
*[Handwritten Signature]* 2398

52363

RIVERSIDE COUNTY FLOOD  
CONTROL DISTRICT  
LA SIERRA STORM CHANNEL  
R.S. 31/89-91

BUCHANAN STREET

BLOCK 50  
LOT 13



JN 97131

CITY OF RIVERSIDE, CALIFORNIA

SHEET 1 OF 1

18-11

SCALE: 1" = 60'

DRAWN BY: AR DATE: 1-22-98

SUBJECT: LL-013-978 12203 MAGNOLIA AVE.

14193