

247667

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Recording Requested by
CHICAGO TITLE COMPANY
When recorded mail to:

JUN 17 1998

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

Recorded in Official Records
of Riverside County, California

Recorder 0
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)

T
KB

FOR RECORDER'S OFFICE USE ONLY

Project: Arlington Avenue Underpass
@ B.N.S.F RR.
A.P.N. 229-140-003

D - 14228

822-4113-K22

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **ROSALYN LYON BOWLES**, who acquired title as **ROSALYN LYON JONES YARNELL**, as her separate property, as to an undivided one-fourth interest, and **ROSALYN LYON BOWLES**, who acquired title as **ROSALYN LYON JONES YARNELL and THOMAS LYON JONES**, Co-Trustees under the testamentary Trust of William T. Jones, deceased, as to an undivided one-fourth interest, as Grantors, 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 the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of *storm drain facilities*, together with all necessary appurtenances, 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 Lots 2 and 3 in Block 11 of Orange Acres No. 3, as shown by

map on file in Book 16, Page 47 of Maps, records of Riverside County, California, described as follows:

COMMENCING at the most southerly corner of Parcel No. 2 of Record of Survey on file in Book 31, Page 47 of Record of Surveys, records of Riverside County, California;

THENCE North 49°40'00" East, along the southeasterly line of said Parcel No. 2, a distance of 15.09 feet to a line parallel with and distant 15.00 feet northeasterly, as measured at right angles, from the northeasterly line of Parcel No. 3 of said Record of Survey;

THENCE North 33°57'20" West, along said parallel line, a distance of 164.23 feet to a point in the northerly boundary of said Parcel No. 2, and the **POINT OF BEGINNING** of the parcel of land being described;

THENCE North 47°12'25" West, a distance of 17.30 feet to a line parallel with and distant 10.00 feet northeasterly, as measured at right angles, from the northeasterly line of said Parcel No. 3;

THENCE North 28°20'00" West, along said parallel line, a distance of 88.96 feet to the northwesterly line of said Lots 3 and 4;

THENCE South 61°40'00" West, along said northwesterly line, a distance of 10.00 feet to most northerly corner of said Parcel No. 3;

THENCE South 28°20'00" East, along said northeasterly line of Parcel No. 3, a distance of 100.00 feet to the most westerly corner of said Parcel No. 2;

THENCE North 80°32'29" East, along said northerly boundary of Parcel No. 2, a distance of 16.48 feet to the **POINT OF BEGINNING**.

Area - 1058 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 12/11/97 Prep. Kap
 Mark S. Brown, L.S. 5655 Date
 License Expires 9/30/99



TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents

and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said **storm drain facilities**.

Dated March 4, 1998

Rosalyn Lyon Bowles
ROSALYN LYON BOWLES

I am the husband of Rosalyn Lyon Bowles, and I hereby consent and join in granting the easement hereinabove described to the City of Riverside, a municipal corporation of the State of California, as Grantee, and I hereby release and quitclaim any community property interest that I may have in said easement to said Grantee.

Deceased
(signature)

(print name)

Dated March 4, 1998

ROSALYN LYON BOWLES and
THOMAS LYON JONES, as Co-
Trustees as under the testamentary
Trust of William T. Jones, deceased

Rosalyn Lyon Bowles
ROSALYN LYON BOWLES, Co-Trustee

Thomas Lyon Jones
THOMAS LYON JONES, Co-Trustee

GENERAL ACKNOWLEDGEMENT

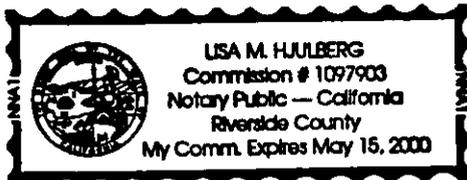
State of California }
County of Riverside } ss

On 3-4-98, before me Lisa M. Hjulberg
(date) (name)

a Notary Public in and for said State, personally appeared

Rosalyn Lyon Bowles and Thomas Lyon Jones
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:

CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)

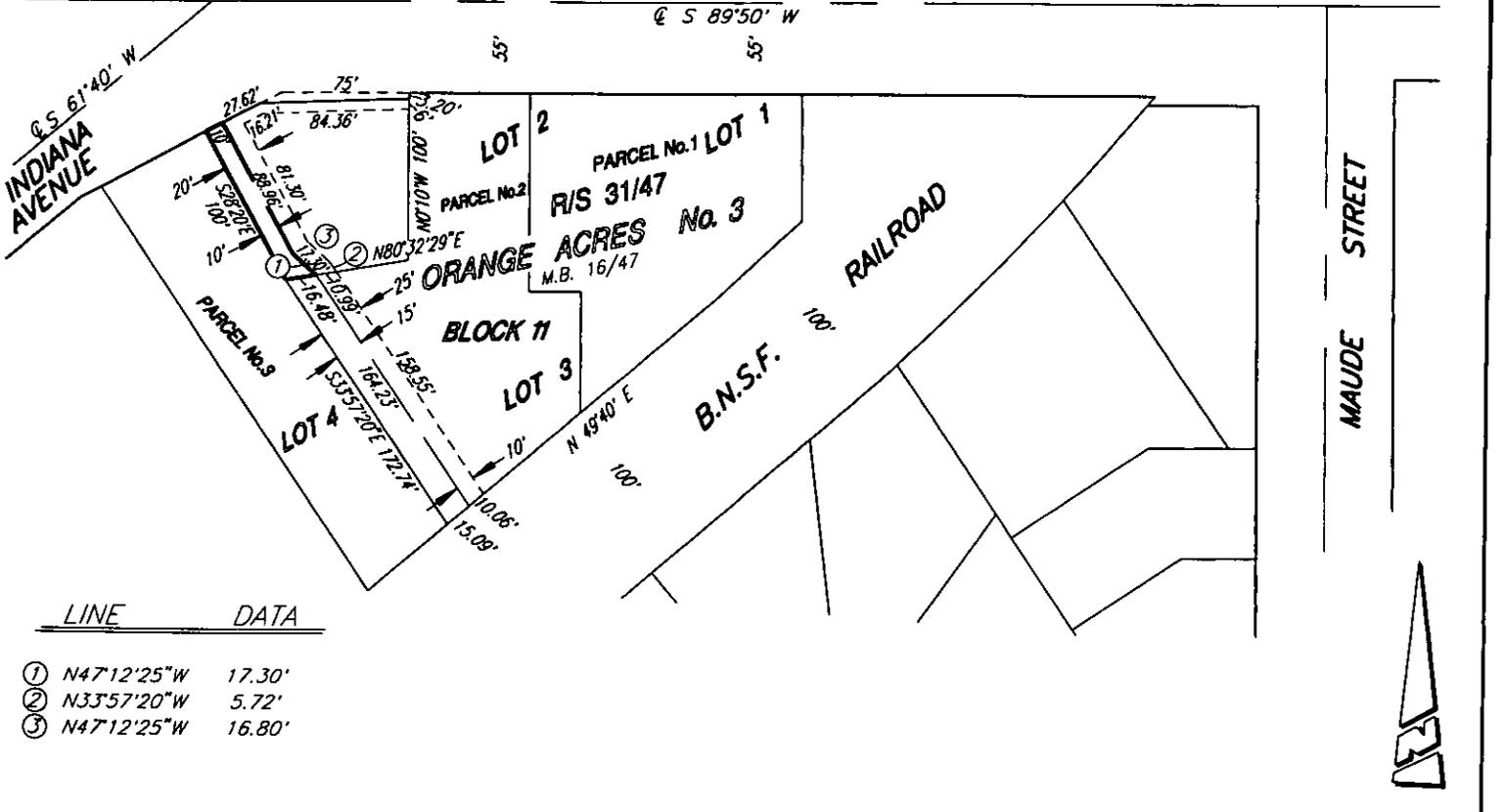
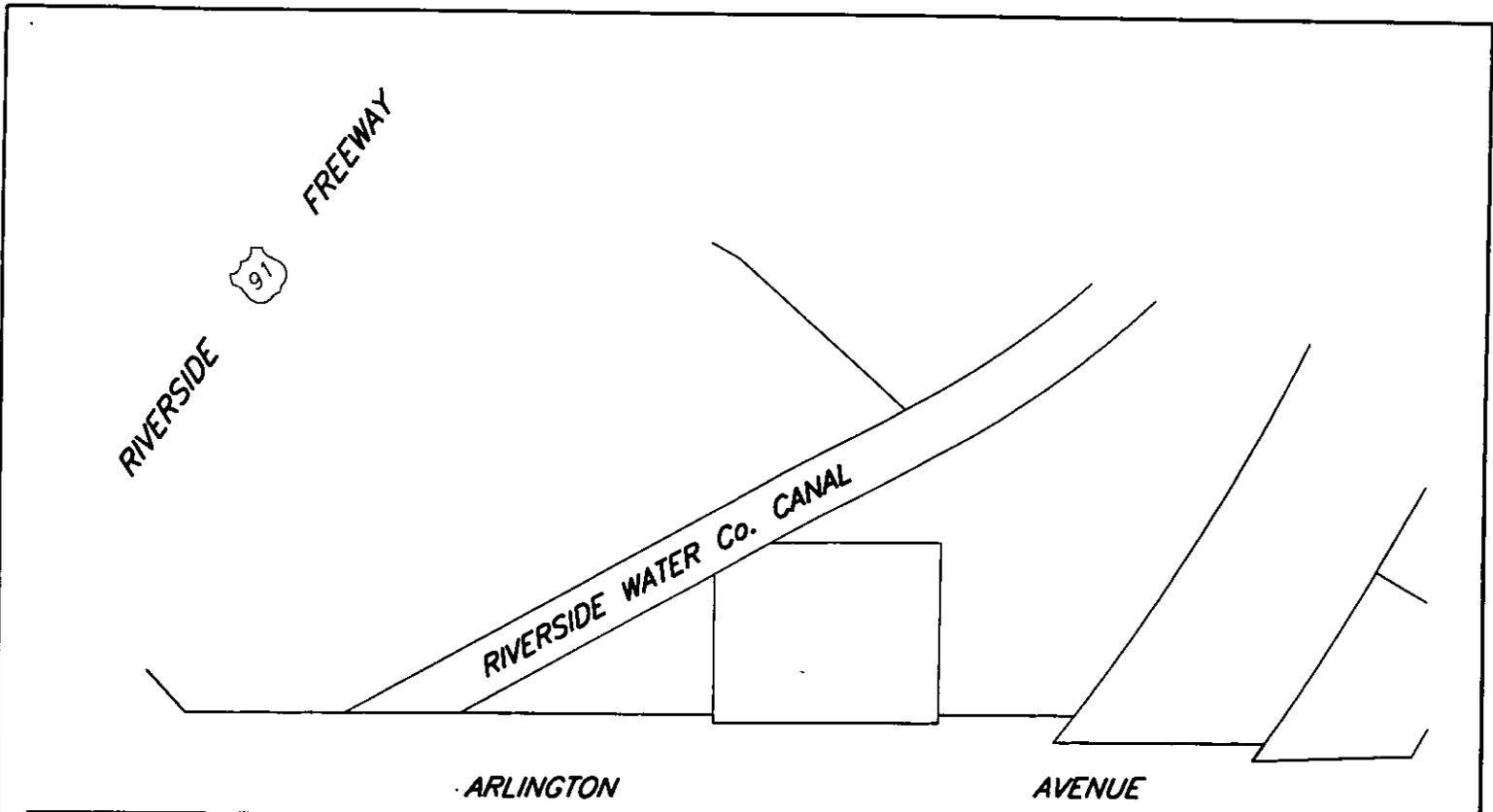
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 3/10/98

APPROVED AS TO FORM
Carolyn Confer 3/16/98
CAROLYN CONFER
ASSISTANT CITY ATTORNEY

CITY OF RIVERSIDE

[Signature]
Real Property Services Manager
of the City of Riverside



LINE DATA

- ① N47°12'25"W 17.30'
- ② N33°57'20"W 5.72'
- ③ N47°12'25"W 16.80'

• 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

56-E

SCALE: N.T.S.

DRAWN BY: Kgs 12/9/97

SUBJECT: ARLINGTON AVENUE UNDERPASS