

2/1

CHICAGO TITLE COMPANY

002936

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 5 1999

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 \$ 0

FOR RECORDER'S OFFICE USE ONLY

0
X/P

Project: La Sierra Avenue Widening
Parcel 090

A.P.N. 149-080-021-3

009-020

D - 14305

KB

GRANT OF EASEMENT

GEORGE NELSON and BETTY NELSON, 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 located in the City of Riverside, County of Riverside, State of California, described as follows:

All that portion of Lot 4 of Twin Buttes Block, as shown by map on file in Book 10, Page 39 of Maps, records of Riverside County, California, more particularly described as follows:

COMMENCING at the intersection of the southeasterly line of said Lot 4 with a line which is parallel with and distant 30.00 feet northeasterly, as measured at right angle, from the centerline of La Sierra Avenue (formerly Holden Avenue);

THENCE North 31° 40' 43" West, along said parallel line a distance of 90.00 feet to the TRUE POINT OF BEGINNING; said point being in the southeasterly line of that certain parcel of land described in deed to Charles A. Macher, et ux., by document recorded July 3, 1947 as Instrument No. 439 of Official Records of said Riverside County;

THENCE continuing North 31° 40' 43" West, a distance of 50.78 feet to the most southerly corner of that certain parcel of land described in deed to Cherice L. Werner, by document recorded July 21, 1971, as Instrument No. 80994 Official Records of said Riverside County;

THENCE North 72° 36' 17" East, along the southeasterly line of said parcel so described in deed to Cherice L. Werner, a distance of 20.64 feet to a line which is parallel with and distant 50.00 feet northeasterly, as measured at right angle, from said centerline of La Sierra Avenue;

THENCE South 31° 40' 43" East, along said parallel line a distance of 50.78 feet to the southeasterly line of said parcel so described in deed to Charles A. Macher, et ux.;

THENCE South 72° 36' 17" West, along said southeasterly line a distance of 20.64 feet to the TRUE POINT OF BEGINNING.

Area - 1015.6 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 8/26/98 Prep. Kop
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/99



Dated 9-16-98

George Nelson
GEORGE NELSON

Betty Nelson
BETTY NELSON

GENERAL ACKNOWLEDGEMENT

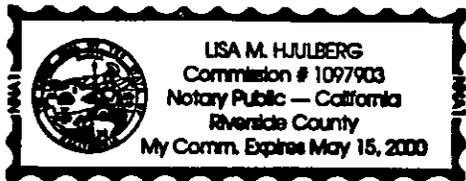
State of California }
County of Riverside } ss

On 9-16-98, before me Lisa M. Hjulberg
(date) (name)

a Notary Public in and for said State, personally appeared

George Nelson + Betty Nelson
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:

CONSENT TO RECORDATION

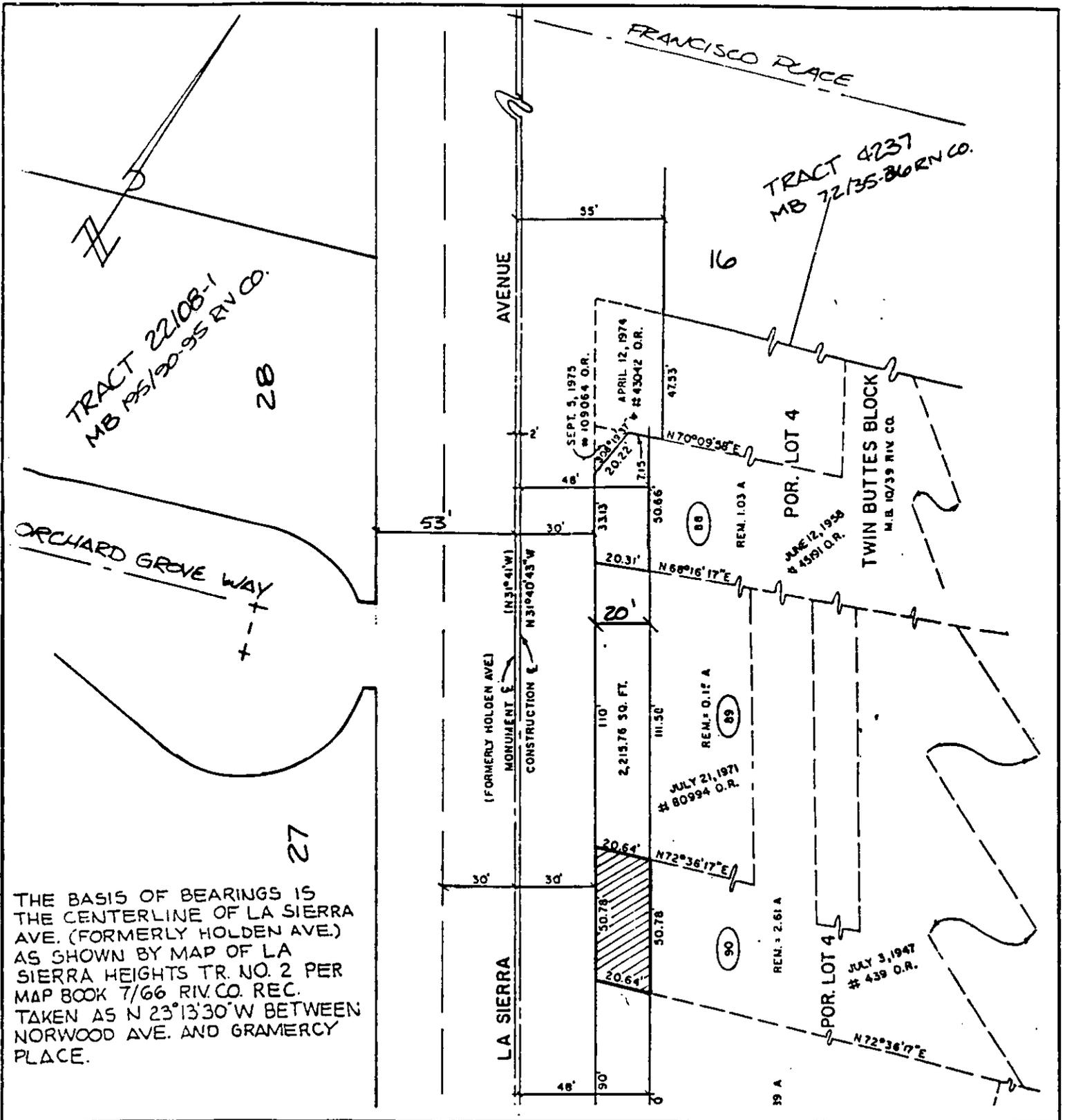
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 18233 of said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

Dated 9/21/98

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

PAR090.DED

1-1313-9/18/98



THE BASIS OF BEARINGS IS THE CENTERLINE OF LA SIERRA AVE. (FORMERLY HOLDEN AVE.) AS SHOWN BY MAP OF LA SIERRA HEIGHTS TR. NO. 2 PER MAP BOOK 7/66 RIV. CO. REC. TAKEN AS N 23°13'30"W BETWEEN NORWOOD AVE. AND GRAMERCY PLACE.

CITY OF RIVERSIDE, CALIFORNIA 48-6
48-8

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

SCALE: 1"=50'

DRAWN BY: CLRT

DATE: 9/19/96

SUBJECT: LA SIERRA AVENUE WIDENING