

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 27 1999

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: Auto Center, Parcel 1

D- 14323

C  
KB

GRANT OF EASEMENT

Anita S. Yoder, a widow, and Anita S. Yoder, Trustee under Trust Established in the Final Decree of the Estate of M.J. Yoder - Case No. 36671, a Certified Copy being recorded December 7, 1978 as Instrument No. 257482, Official Records of Riverside County, as her respective interests may appear of record; 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 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 May 15, 1998

Anita S. Yoder by Joseph E. Yoder, Trustee  
Anita S. Yoder, a widow

Dated May 15, 1998

Anita S. Yoder by Joseph E. Yoder, Trustee  
Anita S. Yoder, Trustee under Trust  
Established in the Final Decree of the Estate  
of M.J. Yoder - Case No. 36671.

GENERAL ACKNOWLEDGEMENT

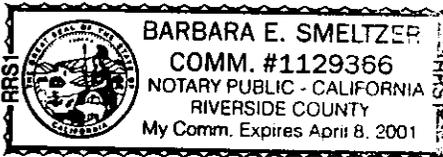
State of California }  
County of Riverside } ss

On 5/15/98, before me Barbara E. Smeltzer  
(date) (name)

a Notary Public in and for said State, personally appeared

Anita S. Yoder by: Joseph E. John Justice  
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.

Barbara E. Smeltzer

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 1/22/99

APPROVED AS TO FORM  
STAN T YAMAMOTO, CITY ATTORNEY

BY [Signature]  
Legal Department

CITY OF RIVERSIDE

[Signature]

Real Property Services Manager  
of the City of Riverside

## EXHIBIT A

PARCEL 1A  
A.P.N. 231-070-003

THAT PORTION OF LOT 15, IN BLOCK 23 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP ON FILE IN MAP BOOK 1, PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF VANCE STREET AND INDIANA AVENUE AS SHOWN ON A MAP OF THE HARMONY DALE TRACT ON FILE IN MAP BOOK 27, PAGE 60 THEREOF, RECORDS OF RIVERSIDE COUNTY CALIFORNIA;

THENCE NORTH  $55^{\circ}59'47''$  EAST ALONG SAID CENTERLINE OF INDIANA AVENUE, A DISTANCE OF 19.00 FEET;

THENCE NORTH  $34^{\circ}00'13''$  WEST, AT RIGHT ANGLES TO SAID INDIANA AVENUE, A DISTANCE OF 44.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY OF SAID INDIANA AVENUE AND THE POINT OF BEGINNING OF THE PARCEL BEING DESCRIBED;

THENCE CONTINUING NORTH  $34^{\circ}00'13''$  WEST, A DISTANCE OF 30 FEET;

THENCE NORTH  $55^{\circ}59'47''$  EAST, PARALLEL WITH SAID INDIANA AVENUE, A DISTANCE OF 50.00 FEET;

THENCE SOUTH  $34^{\circ}00'13''$  EAST, A DISTANCE OF 30.00 FEET TO SAID NORTHWESTERLY RIGHT OF WAY OF INDIANA AVENUE;

THENCE SOUTH  $55^{\circ}59'47''$  WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY OF INDIANA AVENUE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

AREA: 1,500 SQUARE FEET

PARCEL 1B  
A.P.N. 231-070-003

THAT PORTION OF LOT 15, IN BLOCK 23 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP ON FILE IN MAP BOOK 1, PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF DOYLE STREET AND INDIANA AVENUE

AS SHOWN ON A MAP OF THE HARMONY DALE TRACT ON FILE IN MAP BOOK 27,  
PAGE 60 THEREOF, RECORDS OF RIVERSIDE COUNTY CALIFORNIA;

THENCE NORTH 55°59'47" EAST ALONG SAID CENTERLINE OF INDIANA AVENUE  
A DISTANCE OF 79.00 FEET;

THENCE NORTH 34°00'13" WEST, AT RIGHT ANGLES TO SAID INDIANA AVENUE  
A DISTANCE OF 44.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY OF SAID  
INDIANA AVENUE AND THE POINT OF BEGINNING OF THE PARCEL BEING  
DESCRIBED;

THENCE CONTINUING NORTH 34°00'13" WEST, A DISTANCE OF 30 FEET;

THENCE NORTH 55°59'47" EAST, PARALLEL WITH SAID INDIANA AVENUE, A  
DISTANCE OF 50.00 FEET;

THENCE SOUTH 34°00'13" EAST, A DISTANCE OF 30.00 FEET TO SAID  
NORTHWESTERLY RIGHT OF WAY OF INDIANA AVENUE;

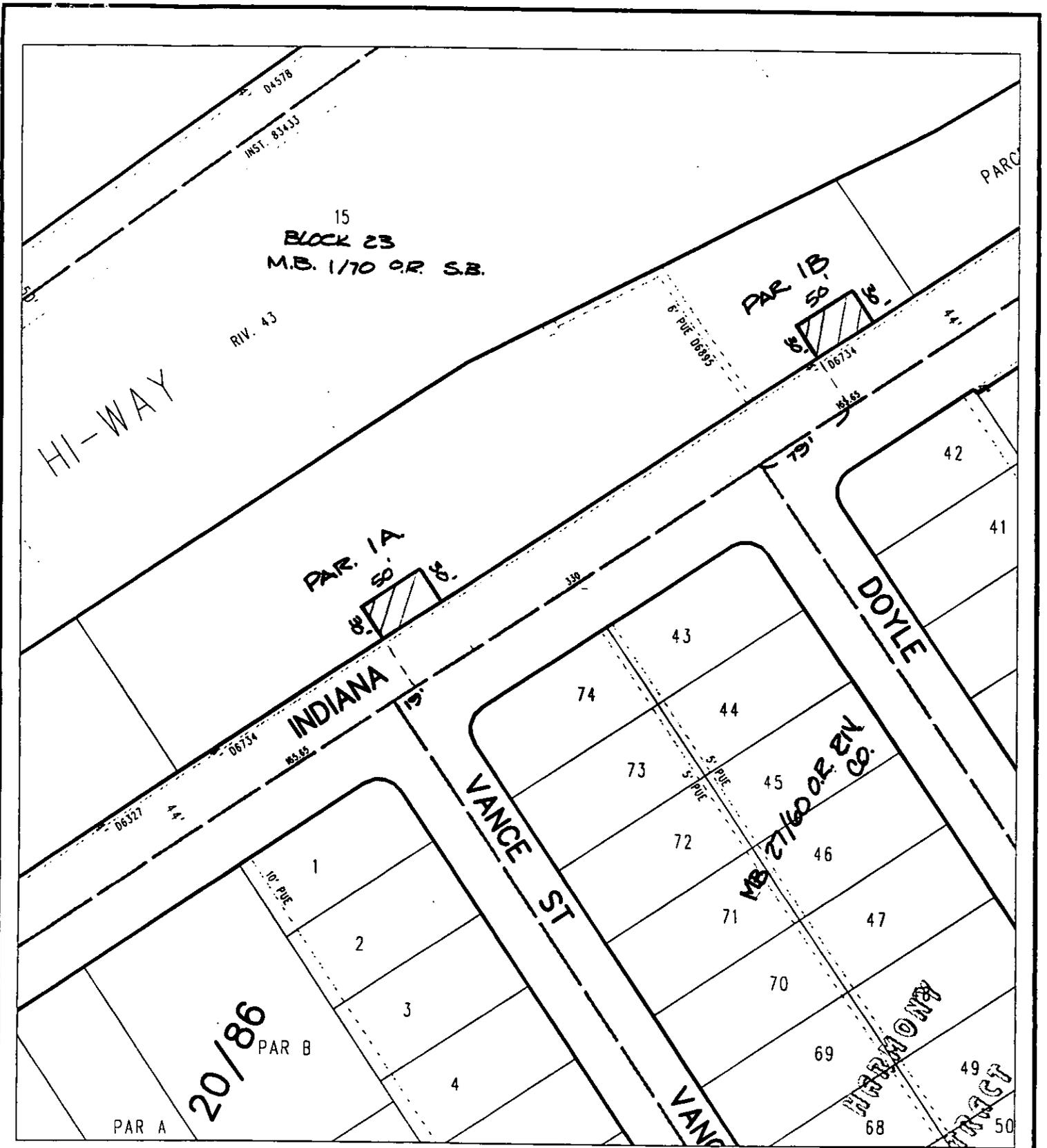
THENCE SOUTH 55°59'47" WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY  
OF INDIANA AVENUE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

AREA: 1,500 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 11/25/17      Prep. MSB  
License Expires 9/30/99





◆ CITY OF RIVERSIDE, CALIFORNIA ◆

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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" = 100'

Drawn by: CS

Date: 10/29/97

Subject: AUTO CENTER RENOVATION