

OLD REPUBLIC TITLE CO.

DOC # 2001-448840

09/17/2001 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



When recorded mail to:

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

502081-7

FREE RECORDING

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

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FOR RECORDER'S OFFICE USE ONLY

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Project: Tyler Street Widening
Parcel 046

A.P.N. X150-271-015
TRA 009-020
OTT # EXEMPT

D - 14767

GRANT OF EASEMENT

MABEL E. BRUCE, a widow, 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 3/14/2001

Mabel E. Bruce
MABEL E. BRUCE

GENERAL ACKNOWLEDGEMENT

State of California
County of RIVERSIDE } ss

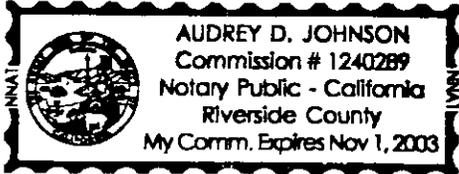
On 3-14-01, before me AUDREY D. JOHNSON
(date) (name)

a Notary Public in and for said State, personally appeared
MABEL E. BRUCE
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.

Audrey D. Johnson
Signature



**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 3/19/01

APPROVED AS TO FORM
[Signature] 3-19-01
SUPERVISING DEPUTY CITY ATTORNEY

CITY OF RIVERSIDE

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

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:

EXHIBIT "A"

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 7 in Block 4 La Granada, as shown by map on file in 12, Pages 42 through 51 of Maps, records of Riverside County, California, lying easterly of a line which is parallel with and distant 33.00 feet westerly, as measured at right angles, from the following described line:

BEGINNING at the intersection of the centerline of Tyler Street, formerly Tyler Avenue, with the centerline of Robinson Avenue as shown by said map;

THENCE North 0°50'22" East, along said centerline of Tyler Street, a distance of 149.45 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 1000.00 feet;

THENCE northerly to the right along said curve through a central angle of 21°55'19" an arc length of 382.61 feet to the end of said curve; the end of said curve is also tangent to the centerline of Tyler Street as shown by said map;

THENCE North 22°45'41" East, along said centerline of Tyler Street, a distance of 361.61 feet to the beginning of a tangent curve concaving westerly and having a radius of 1346.94 feet;

THENCE northeasterly to the left along said last mentioned curve through a central angle of 28°27'18" an arc length of 668.93 feet;

THENCE North 5°41'37" West, a distance of 442.77 feet to the intersection of the centerline of said Tyler Street with the centerline of Cypress Avenue as shown by said map and the END of this line description;

EXCEPTING THEREFROM that portion of said Lot 7 lying northerly of the northerly line and southerly of the southerly line of that certain parcel of land described in deed to Albury Jackson Bruce, et ux., by document recorded March 23, 1970, as Instrument No. 26687 of Official Records of said Riverside County.

Area - 477 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 3/1/01 Date Prep. *[Signature]*
Mark S. Brown, L.S. 5655 License Expires 9/30/03

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