

When recorded mail to:

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

DOC # 2002-078825

02/13/2002 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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

Project: Tyler Street Widening
Parcel 057
A.P.N. 150-242-015

D - 14843



GRANT OF EASEMENT

FLORENCE WARNER, 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 10-19-01

Florence Warner
FLORENCE WARNER

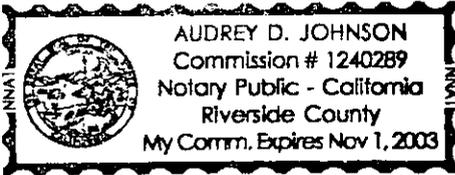
GENERAL ACKNOWLEDGEMENT

State of California
County of RIVERSIDE } ss

On 10-19-01, before me AUDREY D. JOHNSON
(date) (name)

a Notary Public in and for said State, personally appeared
FLORENCE WARNER
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

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 1/14/02

CITY OF RIVERSIDE

Carol A. Choate
Signature

Real Property Services Manager
of the City of Riverside

APPROVED AS TO FORM

Green M. Gilbert 1-8-02
CITY ATTORNEY

TYLERPARCEL057GOE.DOC



2002-078825
02/13/2002 09:00A
2 of 5

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 3 La Granada, as shown by map on file in Book 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 Cypress Avenue as shown by said map;

THENCE South 5°41'37" East, along said centerline of Tyler Street, a distance of 442.77 feet to the beginning of a tangent curve concaving westerly and having a radius of 1346.94 feet;

THENCE southerly to the right along said curve through a central angle of 28°27'18" an arc length of 668.93 feet to the end of said curve;

THENCE South 22°45'41" West, along said centerline of Tyler Street and tangent to the end of said curve, a distance of 428.57 feet to an intersection with the centerline of Sinclair Avenue and the END of this line description;

EXCEPTING THEREFROM that portion of said Lot 7 described in deed to the County of Riverside by document recorded November 8, 1955, as Instrument No. 71284 of Official Records of said Riverside County;

ALSO EXCEPTING THEREFROM that portion of said Lot 7 lying northerly of the southerly line of that certain parcel of land described in deed to Jesse M. Diaz, et ux., by document recorded July 20, 1949, in Book 1095, Page 507 of Official Records of said Riverside County;

ALSO EXCEPTING THEREFROM that portion of said Lot 7 lying southerly of the northeasterly line of that certain parcel of land described in deed to Ethel May Hockensmith, by document recorded April 28, 1947, in Book 835, Page 72 of Official Records of said Riverside County.

Area - 179 square feet.

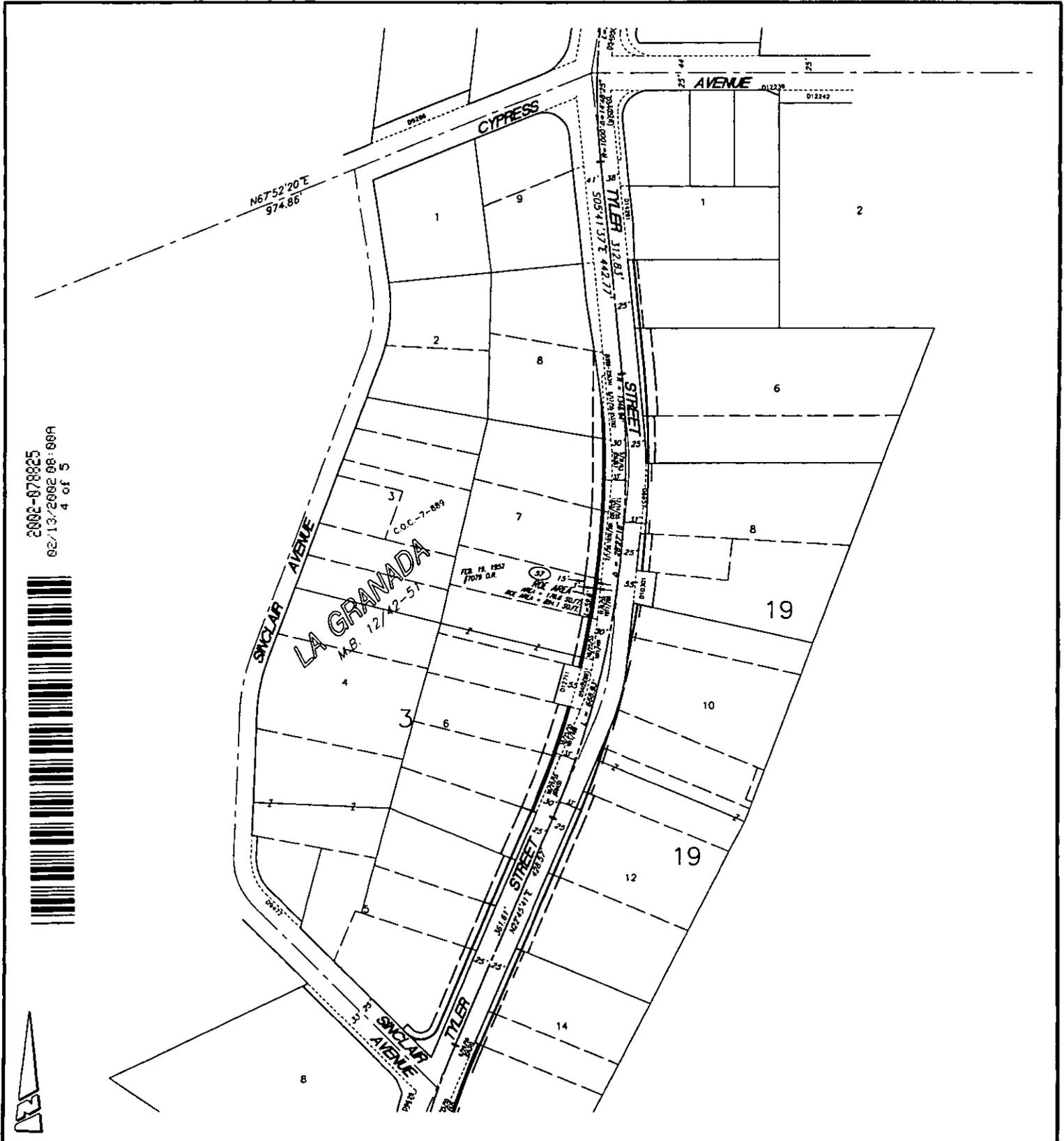
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.


Mark S. Brown, L.S. 5655 Date 10/16/01 Prep. Vog
License Expires 9/30/03



2002-078805
02/13/2002 08:00A
3 of 5





2002-078825
02/13/2002 08:08A
4 of 5



● CITY OF RIVERSIDE, CALIFORNIA ●

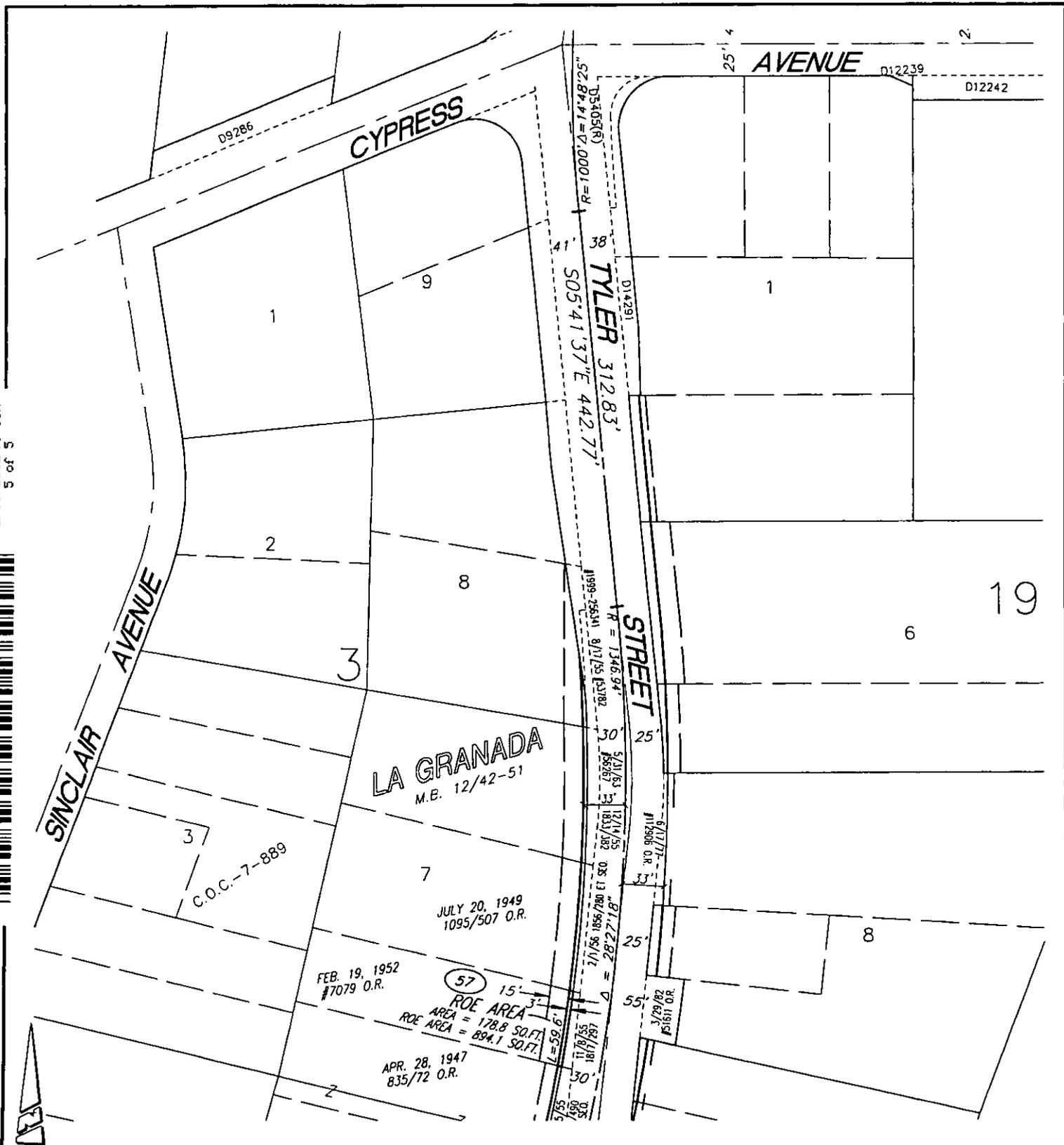
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 2

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 1/30/01

SUBJECT: TYLER ST. WIDENING - WELLS TO JURUPA



5 of 5
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• 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 2 OF 2

49-6

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 9/11/01

SUBJECT: TYLER ST. WIDENING - WELLS TO JURUPA