

OLD REPUBLIC TITLE CO.

DOC # 2002-386274

07/15/2002 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



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 132

Portion of A.P.N. 150-282-006

*DTT Exempt
TRA 009*

D - 14940



GRANT OF EASEMENT

JUAN MORA, a married man, LUIS MORA, a single man, and JOSE A. MORA, a single man, 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 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 Jun. 13, 2001

J. Mora

JUAN MORA

Luis Mora

LUIS MORA

Jose A. Mora

JOSE A. MORA

5020897-7690205

I am the spouse of Juan Mora, 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.

Maria A Mora
(signature)

MARIA A. MORA
(print name)

GENERAL ACKNOWLEDGEMENT

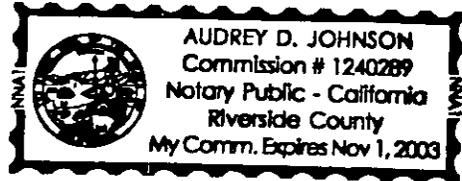
State of California
County of RIVERSIDE } ss

On 6-13-2001, before me AUDREY D. JOHNSON
(date) (name)

a Notary Public in and for said State, personally appeared

JUAN MORA AND JOSE A. MORA AND MARIA A. MORA
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:

GENERAL ACKNOWLEDGEMENT

State of Missouri

County of Lafayette } ss

On 17 Sept 2001, before me M. Kathryn Gaines (name) (date)

a Notary Public in and for said State, personally appeared

Luis Mora

Name(s) of Signer(s)

[X] 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.

M. Kathryn Gaines Signature

M. KATHRYN GAINES Notary Public - State of Missouri County of Lafayette My Commission Expires Mar 20, 2004

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 10/16/01

CITY OF RIVERSIDE [Signature]

Real Property Services Manager of the City of Riverside

APPROVED AS TO FORM

[Signature] 10-2-01 DEPUTY CITY ATTORNEY

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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:

Those portions of Lot 25 in Block 18 of La Granada, as shown by map on file in 12, Pages 42 through 51 of Maps, records of Riverside County, California, described as follows:

PARCEL 1

That portion of said Lot 25 lying westerly of a line which is parallel with and distant 33.00 feet easterly, 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 Keller Avenue as shown by said map;

THENCE North 26°13'24" West, along said centerline of Tyler Street, a distance of 708.21 feet to the beginning of a tangent curve concaving easterly and having a radius of 800.00 feet; said beginning being 192.53 feet southerly along said centerline of Tyler Street from its intersection with Campbell Avenue as shown by said map;

THENCE northerly to the right along said curve a central angle of 27°03'46" an arc length of 377.87 feet to a point in said centerline of Tyler Street, distant 192.53 feet northerly along said centerline of Tyler Street from said intersection with Campbell Avenue;

THENCE North 0°50'22" East, along said centerline of Tyler Street and tangent to the end of said curve, a distance of 272.39 feet to the intersection of the centerline of said Tyler Street with the centerline Robinson Avenue as shown by said map and the END of this line description;

EXCEPTING THEREFROM that portion of said Lot 25 described in deed to the County of Riverside by document recorded December 7, 1955, as Instrument No. 77537 of Official Records of said Riverside County;

ALSO EXCEPTING THEREFROM that portion of said Lot 25 lying northerly of the northerly line of that certain parcel of land described in deed to Juan Mora, et al., by document recorded December 7, 1992, as Instrument No. 463747 of Official Records of said Riverside County.

PARCEL 2

That portion of said Lot 25 described as follows:

COMMENCING at the southwest corner of said Lot 25;

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THENCE North 83°28'41" East, along the southerly line of said Lot 25, a distance of 25.26 feet to the southerly prolongation of the easterly line of *PARCEL 1* as described hereinabove and the POINT OF BEGINNING of the parcel of land being described; said point being the beginning of a non-tangent curve concaving easterly, having a radius of 767.00 feet and to which the radius bears North 78°44'01" East;

THENCE northerly to the right along said curve, along said southerly prolongation and along said easterly line through a central angle of 2°44'41" an arc length of 36.74 feet to a point of cusp with a tangent curve concaving northeasterly and having a radius of 38.00 feet; the radial line to said point of cusp bears South 81°28'42" West;

THENCE southerly to the left along said last mentioned curve through a central angle of 88°00'02" an arc length of 58.36 feet to the southerly line of said Lot 25;

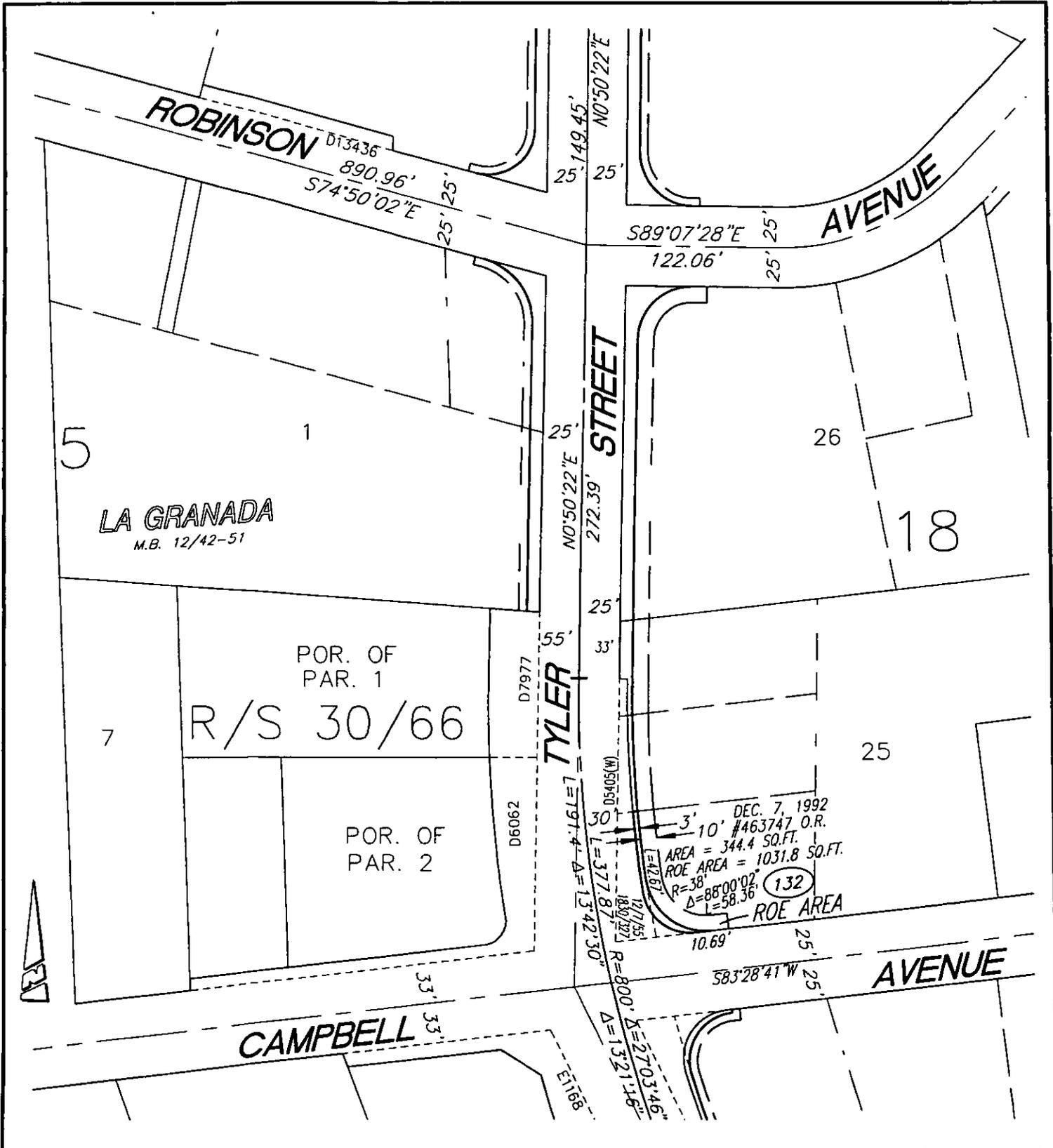
THENCE South 83°28'41" West, along said southerly line, a distance of 35.82 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM that portion of said Lot 25 described in deed to the County of Riverside by document recorded December 7, 1955, as Instrument No. 77537 of Official Records of said Riverside County.

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 4/19/01 Date Prep. Kap
License Expires 9/30/03





● CITY OF RIVERSIDE, CALIFORNIA ●

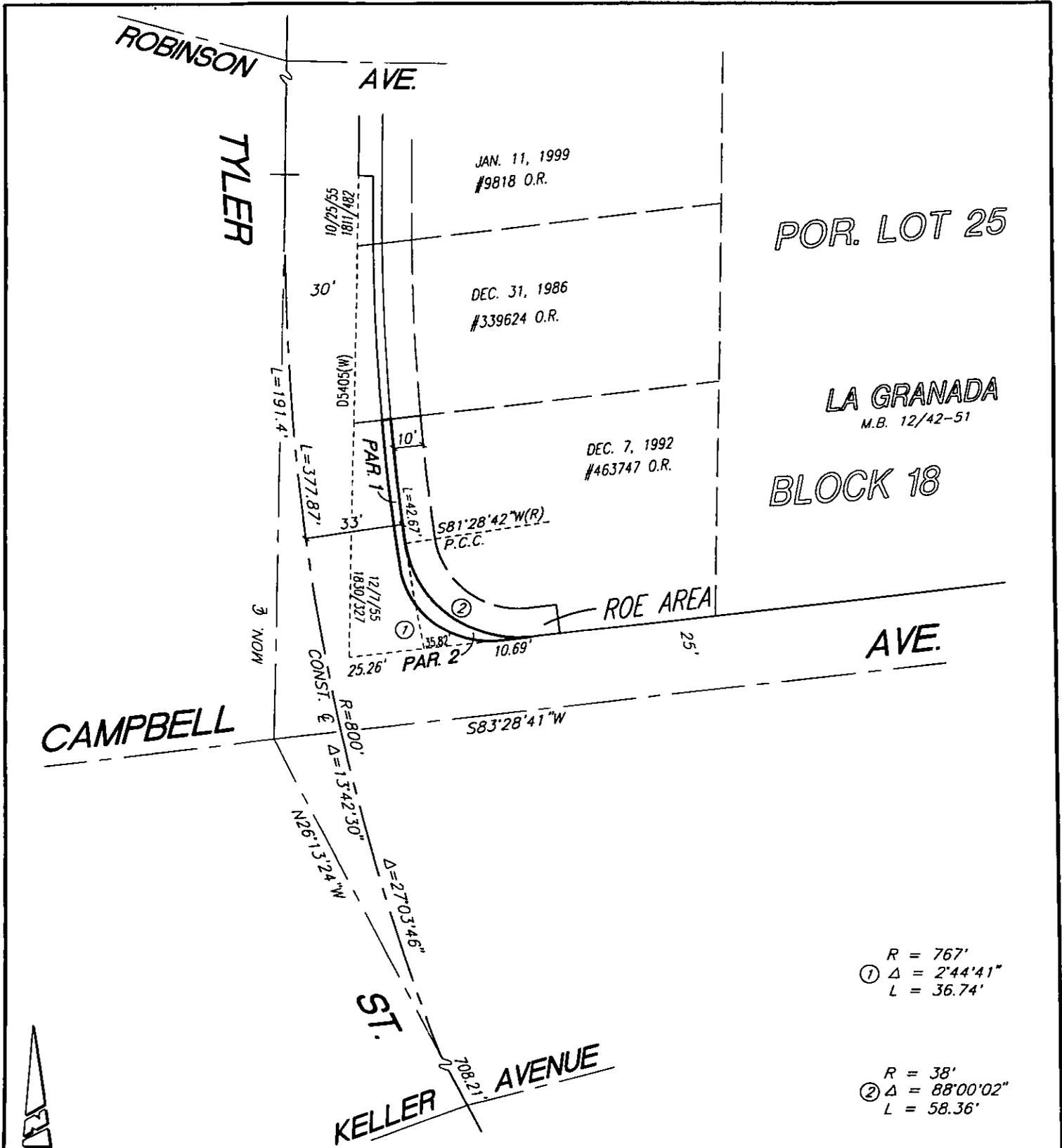
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 2

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 1/10/01

SUBJECT: TYLER ST. WIDENING - WELLS TO JURUPA



• 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

49-7

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 12/14/00

SUBJECT: TYLER ST. WIDENING - WELLS TO JURUPA