

When recorded mail to:

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

**DOC # 2004-0925891**

11/19/2004 08:00A Fee:NC

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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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Project: BP 03-5459  
APN: 210-060-051  
Address: 1751 Marlborough Ave

**D - 15417**



**GRANT OF EASEMENT**

SUE NICHOLS GARBER, Trustee of the Sue Nichols Garber Trust dated March 22, 2002, 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.

**SUE NICHOLS GARBER,**  
Trustee of the Sue Nichols Garber Trust

Dated 10/22/04

*Sue Nichols Garber, Trustee*  
**SUE NICHOLS GARBER, Trustee**



**GENERAL ACKNOWLEDGEMENT**

State of California }  
County of Riverside } ss

On October 22, 2004 before me Karen Thompson  
(date) (name)

a Notary Public in and for said State, personally appeared  
Sue Nichols Garber  
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.

Karen Thompson  
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. 20534 of said City Council adopted September 23, 2003, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 11/8/04

**CITY OF RIVERSIDE**

BY me [Signature]

APPROVED AND FORWARDED:  
CITY ATTORNEY'S OFFICE  
Administrative Services Manager

BY [Signature]  
Deputy City Attorney  
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**EXHIBIT A**

Project: 03-5459 ROW Easement

THAT CERTAIN REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF MARLBOROUGH AVENUE, AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 27, PAGE 17, RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITH THE EASTERLY LINE OF THE RIVERSIDE WATER COMPANY'S CANAL;

THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE TO A POINT ON A LINE THAT IS PARALLEL WITH, AND 33.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF SAID MARLBOROUGH AVENUE;

THENCE EASTERLY ALONG SAID PARALLEL LINE TO A POINT ON THE NORTHWESTERLY LINE OF PARCEL 1A, AS DESCRIBED IN FINAL ORDER OF CONDEMNATION, RECORDED FEBRUARY 17, 1984, AS INSTRUMENT NUMBER 33386, IN SAID OFFICE OF THE COUNTY RECORDER;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE TO A POINT ON SAID NORTHERLY LINE OF MARLBOROUGH AVENUE;

THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

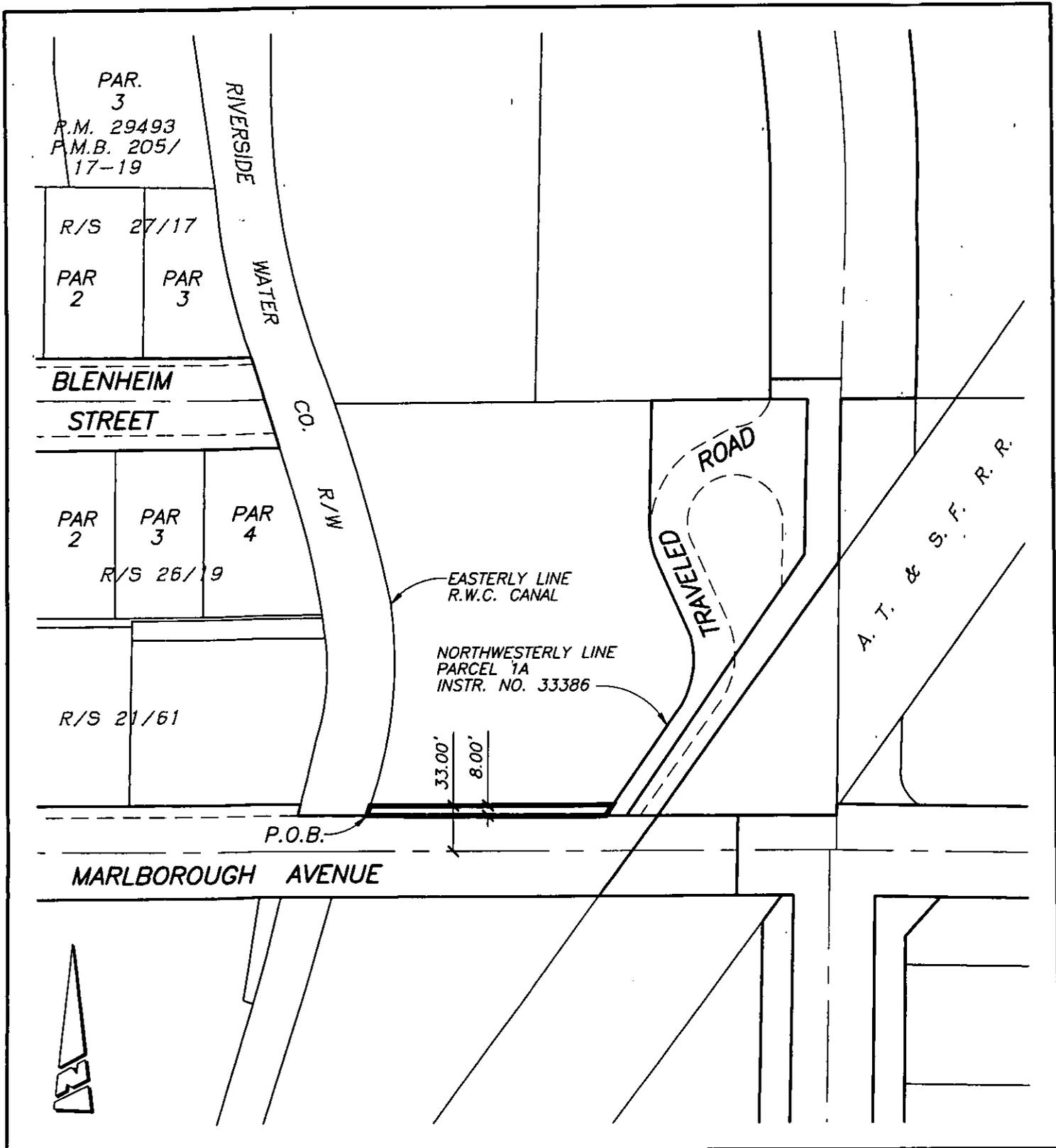
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

  
Mark S. Brown, L.S. 5655  
License Expires 9/30/05

9/23/04 Date  
Prep. 



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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 1 OF 1

26-1

SCALE: 1"=100'

DRAWN BY: RICH DATE: 09/23/04

SUBJECT: BP 03-5459 (1751 MARLBOROUGH AVENUE)