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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

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

CITY OF RIVERSIDE
CITY CLERK'S OFFICE



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: P04-0992 Lot Line Adjustment

A.P.N. 230-051-001 & 002

D - 15597



GRANT OF EASEMENT

CAROL A. ODOM, Trustee of The CAROL A. ODOM TRUST, dated August 17, 1989, 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 10/7/05

**CAROL A. ODOM, Trustee of The
CAROL A. ODOM TRUST, dated August
17, 1989**

Carol A. Odom Trustee
CAROL A. ODOM, Trustee



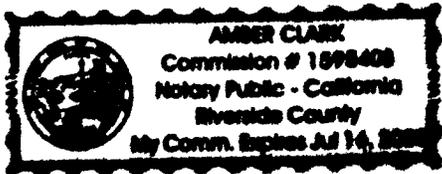
GENERAL ACKNOWLEDGEMENT

State of California California
County of Orange } SS

On October 7, 2005, before me Amber Clark Notary Public
(date) (name)

a Notary Public in and for said State, personally appeared
Carol A Odom
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.

Amber Clark
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)
Title _____
- Title _____
- () Guardian/Conservator
- () Individual(s)
- (X) 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. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 10/20/05

CITY OF RIVERSIDE

By Amelia M. Valeri

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY [Signature]
Deputy City Attorney

LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

<http://riverside.asrclrec.com>

NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Amber Clark

Commission #: 1595408

Place of Execution: Riverside City

Date Commission Expires: 7-16-09

Date: 11-16-05

Signature: M J Lewis

Print Name: M J LEWIS



EXHIBIT "A"

MAGNOLIA & MADISON
STREET DEDICATION
P03-0110

That portion of Lot 1 in Block A of Stearns Tract, as shown by map on file in Book 20, Page 89 of Maps, records of Riverside County, California, described as follows:

BEGINNING at the most easterly corner of said Lot 1;

THENCE along the southeasterly line of said Lot 1, South 56°00'00" West, 4.00 feet to a line that is parallel with and distant 44.00 feet southwesterly, as measured at right angles, from the centerline of Madison Street as shown by said map;

THENCE along said parallel line, North 34°00'00" West, 132.00 feet;

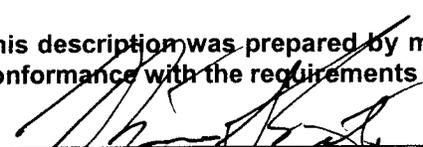
THENCE North 73°24'02" West, a distance of 36.24 feet to a point in the northwesterly line of said Lot 1;

THENCE along said northwesterly line, a distance of 7.00 feet to the beginning of a curve concaving southerly and having a radius of 20.00 feet;

THENCE along the northerly line of said Lot 7 and to the right along said curve an arc length of 31.42 feet through a central angle of 90°00'00" to the northeasterly line of said Lot 1;

THENCE along said northeasterly line of Lot 1, South 34°00'00" East, a distance of 140.00 feet to the POINT OF BEGINNING.

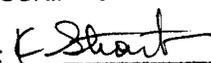
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.



Brian G. Esgate, R.C.E. No. 21884 Date 10/01/2005
License Expires 9-30-2007



DESCRIPTION APPROVAL:

BY:  10/5/05

DATE

FOR: MARK S. BROWN
CITY SURVEYOR



2005-0950935
11/16/2005 08:00A
4 of 5



MAGNOLIA AVE.

66'

66'

N56°00'00"E

66'

66'

7' R=20'
L=90°00'00"
L=31'42"

MADISON

ST.

BLOCK A

STEARNS TRACT

M.B. 20/89

42' OFF DED.
7528 PAR.
S34°E ←

6' PUE

73' 5' P.U.E. 72.8'

5' P.U.E. S56°W

66'

66'

66'

137
7535

137
7525

137
7515

137
7505
R=20'
L=31'42"



ESGATE ENGINEERING

3351 PACHAPPA HILL
RIVERSIDE, CALIFORNIA
92506
(909) 313-2058

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

PREPARED BY: *[Signature]* R.C.E. NO. 21884

DATE 10/01/2005

STREET DEDICATION (P03-0110)
SCALE: N.T.S. 52/6+3
52/547