

When recorded mail to:

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

DOC # 2008-0106880

03/05/2008 08:00A Fee:NC  
Page 1 of 4

Recorded in Official Records  
County of Riverside  
Larry W. Ward  
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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NCHGCC									513

Project: Tyler Street Widening  
Parcel 143  
A.P.N. 147-110-001

D - 16180



GRANT OF EASEMENT

**JOHN JACKSON PRATT and BINH-AN THI PHAM, husband and wife as community property**, 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 July 17, 2002

*John Jackson Pratt*  
\_\_\_\_\_  
JOHN JACKSON PRATT

*Binh-An Thi Pham*  
\_\_\_\_\_  
BINH-AN THI PHAM

**GENERAL ACKNOWLEDGEMENT**

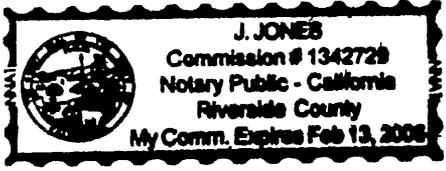
State of California

County of Riverside } ss

On 7-17-02, before me J. Jones,  
(date) (name)

a Notary Public in and for said State, personally appeared  
John Jackson Pratt AND Binhan THE PHAM  
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.

J. Jones  
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 7/26/02

**CITY OF RIVERSIDE**

Carol A. Chiodo  
Real Property Services Manager  
of the City of Riverside

APPROVED AS TO FORM  
CITY ATTORNEYS OFFICE

BY [Signature]  
Deputy City Attorney



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EXHIBIT "A"

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

That portion of Block 15 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of Riverside County, California, described as follows:

BEGINNING at the most westerly corner of Parcel 1 of Record of Survey on file in Book 15, Page 74 of Record of Surveys, records of said Riverside County;

THENCE South 23°19'18" East, along the southwesterly line of said Parcel 1, a distance of 99.97 feet to the most southerly corner of said Parcel 1;

THENCE North 66°40'42" East, along the southeasterly line of said Parcel 1, a distance of 8.00 feet to a line that is parallel with and distant 33.00 feet northeasterly, as measured at right angles, from the centerline of Tyler Street (formerly Tyler Avenue) as shown by said Record of Survey;

THENCE North 23°19'18" West, along said parallel line, a distance of 55.01 feet to the beginning of a tangent curve concaving easterly and having a radius of 30.50 feet;

THENCE northwesterly to the right along said curve through a central angle of 99°46'35" an arc length of 53.11 feet;

THENCE North 13°32'43" West, along a line radial to the end of said curve, a distance of 3.57 feet to the northerly line of said Parcel 1;

THENCE South 81°06'10" West, along said northerly line, a distance of 45.73 feet to the POINT OF BEGINNING.

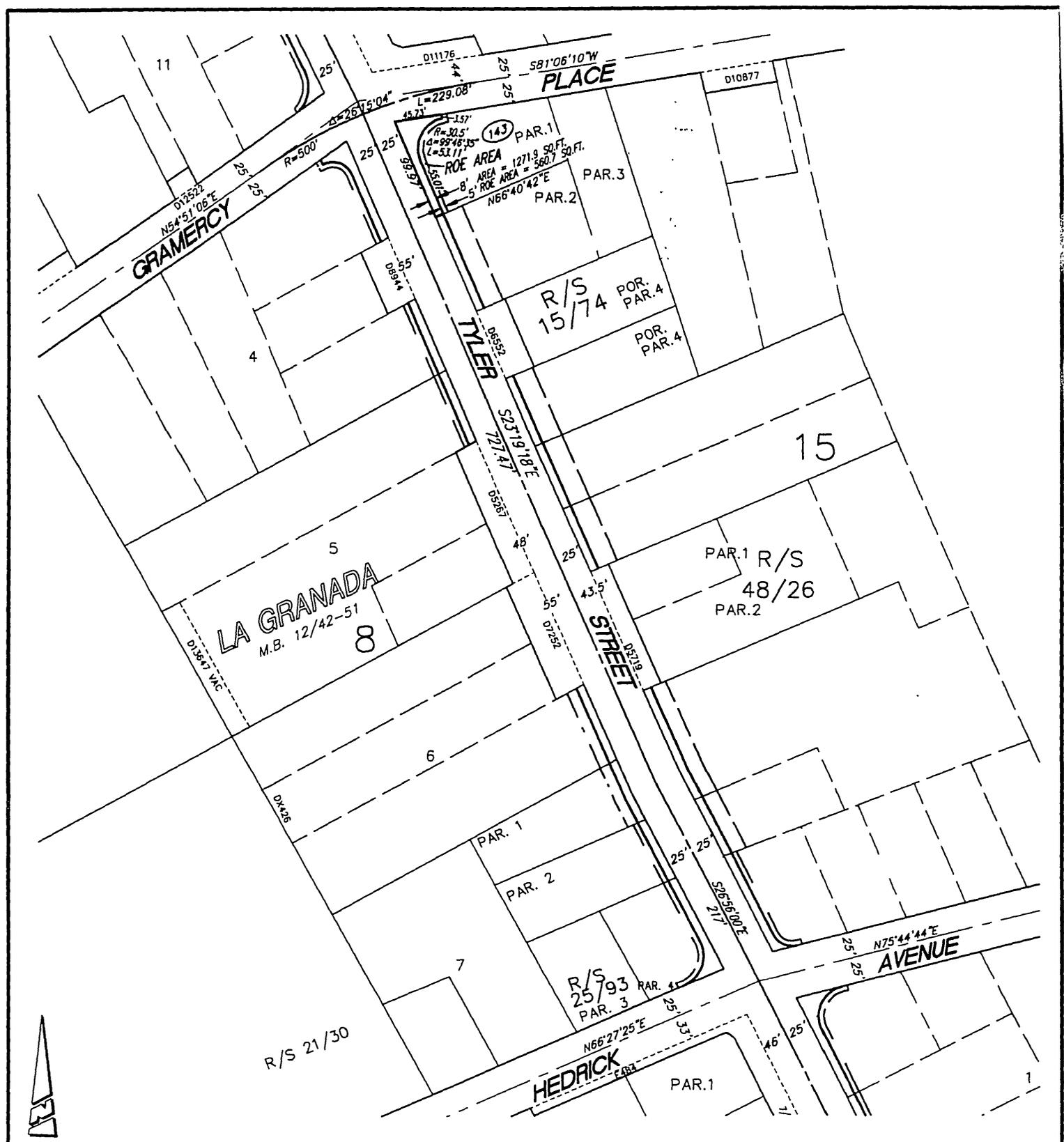
Area – 1272 square feet.

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

 4/12/02 Prep.   
Mark S. Brown, L.S. 5655 Date License Expires 9/30/03



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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

64-2

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 12/7/00

SUBJECT: TYLER ST. WIDENING - WELLS TO JURUPA

16180