

180834

When recorded mail to:

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

RECEIVED FOR RECORD
AT 8:00AM

MAY - 7 1998

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

0

FREE RECORDING

This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code §6103)

FOR RECORDER'S OFFICE USE ONLY

Project: Building Permit
10301 Magnolia Ave.

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GRANT OF EASEMENT

RIVERSIDE PARTNERS, LTD. NO. 100, a California Limited Partnership as Grantors, 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 Apr. 7, 1998

RIVERSIDE PARTNERS, LTD. NO. 100,
a California Limited Partnership
By: RIVERSIDE S. CORP., General Partner

BY: _____

Title: PRESIDENT

BY: _____

TITLE: _____

APPROVED AS TO FORM

Kathleen M. Bonza
ASST. CITY ATTORNEY

GENERAL ACKNOWLEDGEMENT

State of California }
County of _____ } ss

On _____, before me _____
(date) (name)

a Notary Public in and for said State, personally appeared

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.

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
() Corporate Officer(s)
Title _____
Title _____

() Guardian/Conservator

() Individual(s)

() Trustee(s)

() Other

() Partner(s)

() General

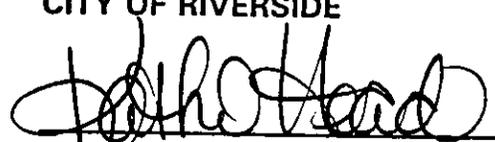
() Limited

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 4/21/98

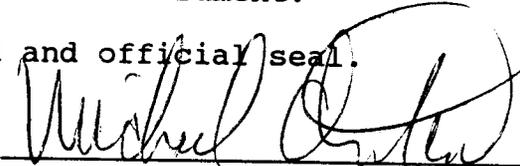
CITY OF RIVERSIDE


Real Property Services Manager
of the City of Riverside

STATE OF CALIFORNIA .)
COUNTY OF LOS ANGELES)

On this 1st day of April, 1998, before me, MICHAEL ANTIN (insert name and title of the officer), personally appeared LARRY WORCHELL, 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 persons(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Signature

(Seal)



EXHIBIT A

THAT PORTION OF LOT 16 IN BLOCK 35 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP ON FILE IN MAP BOOK 1, PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF PARCEL 1 OF A RECORD OF SURVEY ON FILE IN RECORD OF SURVEY BOOK 30, PAGE 4 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID CORNER ALSO BEING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF MAGNOLIA AVENUE;

THENCE NORTH $34^{\circ}00'19''$ WEST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 11.00 FEET TO A LINE PARALLEL AND 11.00 FEET NORTHWESTERLY, AS MEASURED AT RIGHT ANGLES WITH SAID NORTHWESTERLY RIGHT OF WAY LINE OF MAGNOLIA AVENUE;

THENCE NORTH $55^{\circ}59'29''$ EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 82.11 FEET;

THENCE NORTH $10^{\circ}59'35''$ EAST, A DISTANCE OF 30.25 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF TYLER STREET, AS DESCRIBED IN PARCEL 1 OF A GRANT DEED TO THE CITY OF RIVERSIDE RECORDED MAY 6, 1993, AS INSTRUMENT NO. 170491, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE SOUTH $34^{\circ}00'19''$ EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF TYLER STREET AND THE SOUTHWESTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 2.98 FEET TO THE BEGINNING OF TANGENT CURVE, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 31.50 FEET;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE, AND SAID CURVE THROUGH A CENTRAL ANGLE OF $69^{\circ}00'03''$, AN ARC LENGTH OF 37.94 FEET TO SAID NORTHWESTERLY RIGHT OF WAY LINE OF MAGNOLIA AVENUE;

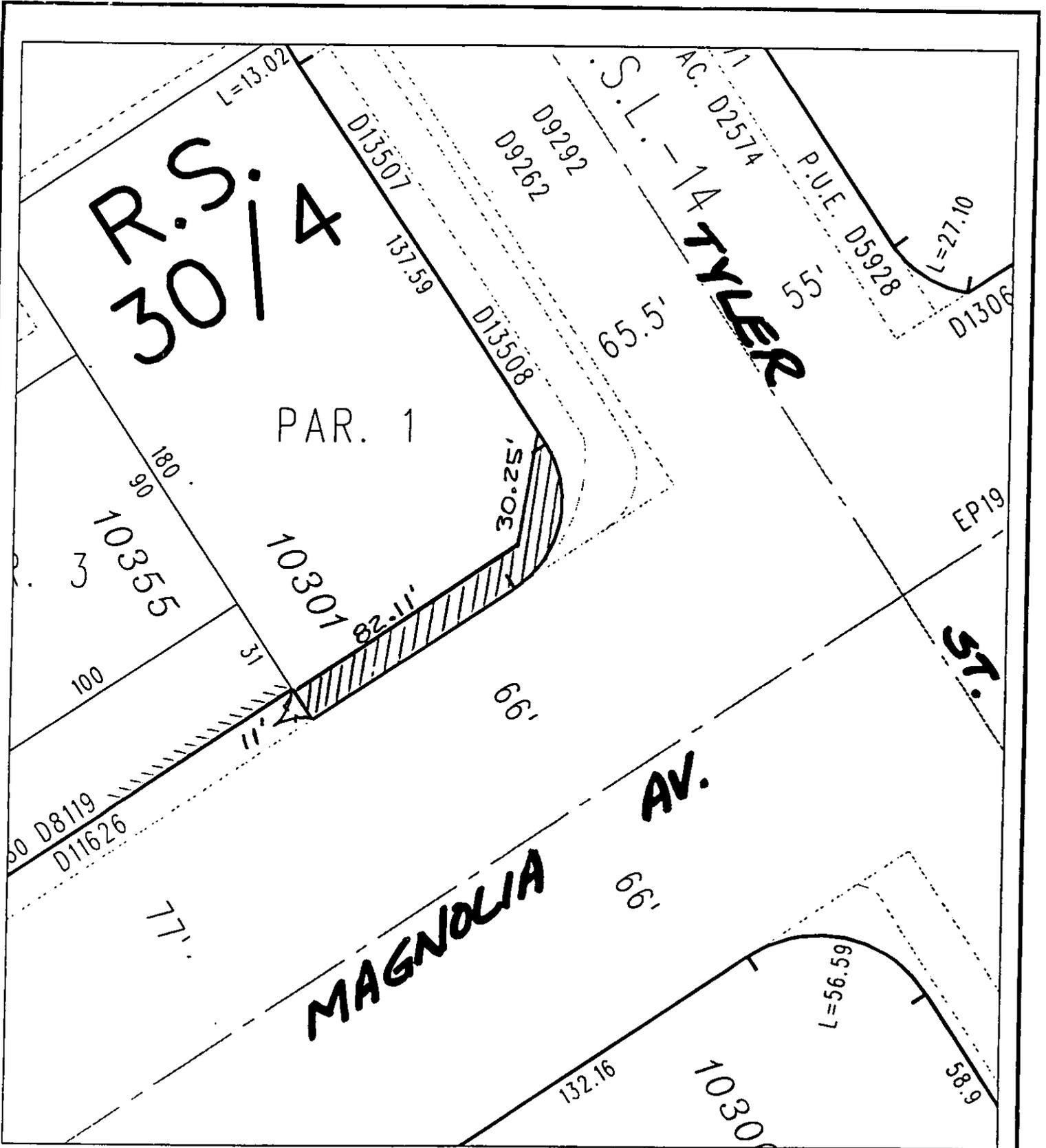
THENCE SOUTH $55^{\circ}59'29''$ WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 83.29 FEET TO THE POINT OF BEGINNING.

AREA: 1204 SQUARE FEET

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

 10/14/97 Prep. _____
 Mark S. Brown, L.S. 5655 Date
 License Expires 9/30/99





◆ 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



Scale: 1" = 40'

Drawn by: bmark

Date: 10/14/97

Subject: 10301 Magnolia Ave.

601

14218