

345011

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345011

When recorded mail to:

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

AUG 18 1998

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

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

D- 14249

C
LW

Project: **Mitchell Avenue R/W**
A.P.N. 154-190-007

GRANT OF EASEMENT

ALVORD SCHOOL DISTRICT OF RIVERSIDE COUNTY, 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 July 28, 1998

**ALVORD SCHOOL DISTRICT OF
RIVERSIDE COUNTY**

by: Constance Dickel

Assistant Superintendent
title: Business Services

by: _____

title: _____

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On 7-28-98, before me Kathy L. Randall
(date) (name)

a Notary Public in and for said State, personally appeared

Constance Mickell

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.

Kathy L. Randall
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

Title Assistant Superintendent

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 8/11/98

[Signature]
Real Property Services Manager
of the City of Riverside

0030U-02.MAS

APPROVED AS TO FORM
[Signature] 8/12/98
CAROLYN CONFER
ASSISTANT CITY ATTORNEY

EXHIBIT "A"

BEING A PORTION OF THE NORTHEAST ¼ OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AND A PORTION OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

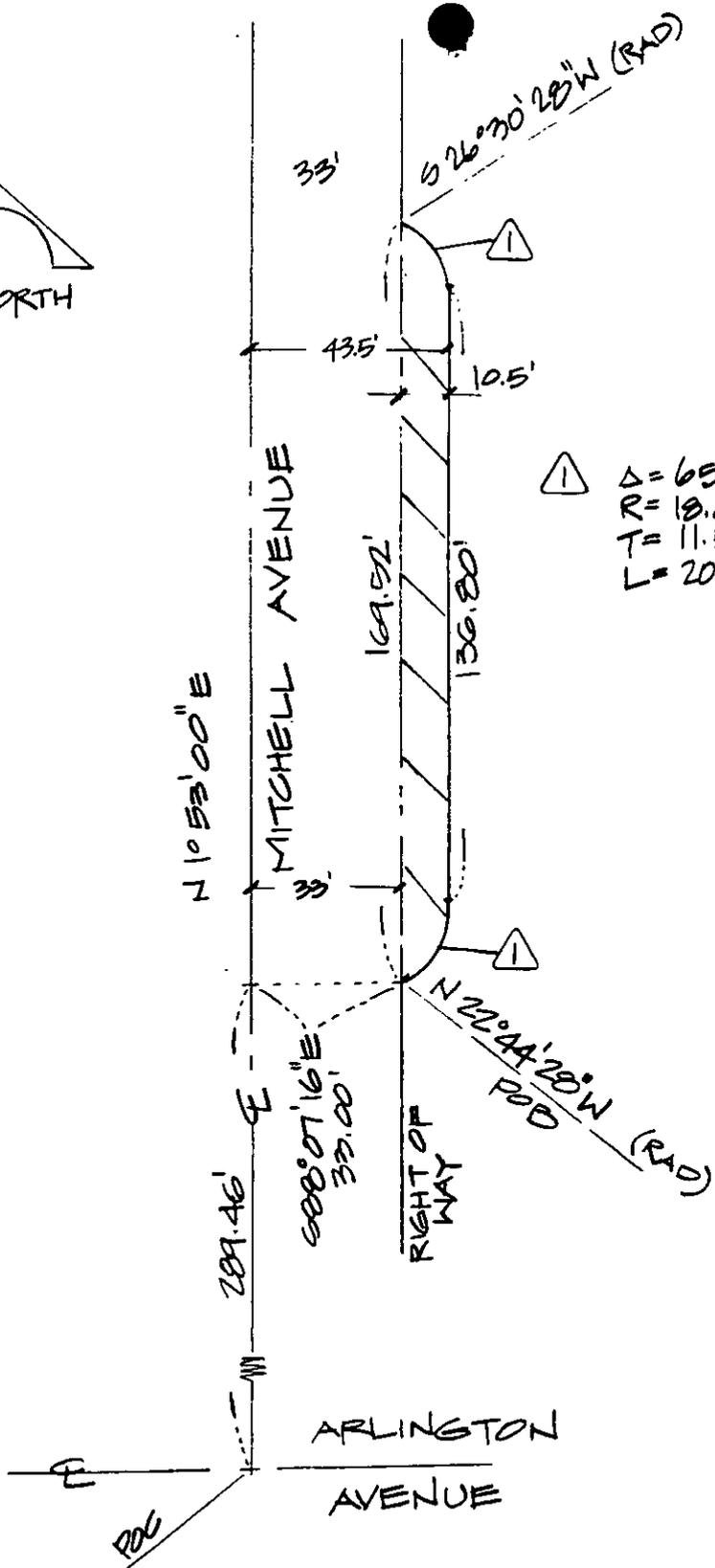
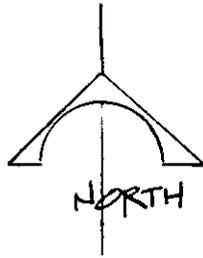
COMMENCING AT THE INTERSECTION OF ARLINGTON AVENUE AND MITCHELL AVENUE, THENCE NORTH $01^{\circ}53'00''$ EAST 289.46 FEET ALONG THE CENTERLINE OF SAID MITCHELL AVENUE, BEING 33.00 FEET HALF WIDTH; THENCE SOUTH $88^{\circ}07'00''$ EAST 33.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SAID MITCHELL AVENUE AND THE TRUE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 18.00 FEET WHOSE INITIAL TANGENT BEARS NORTH $67^{\circ}15'32''$ EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $65^{\circ}22'32''$ AN ARC LENGTH OF 20.54 FEET; THENCE NORTH $1^{\circ}53'00''$ EAST 136.80 FEET ALONG A LINE PARALLEL TO AND LYING 43.50 FEET EASTERLY, MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID MITCHELL AVENUE TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 18.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $65^{\circ}22'32''$ AN ARC LENGTH OF 20.54 FEET TO A POINT ON THE SAID EASTERLY RIGHT-OF-WAY OF SAID MITCHELL AVENUE; THENCE SOUTH $1^{\circ}53'00''$ WEST 169.52 FEET ALONG THE SAID EASTERLY RIGHT-OF-WAY OF SAID MITCHELL AVENUE TO THE TRUE POINT OF BEGINNING.



CARSON L. STORER, P.L.S. 3913
EXPIRATION DATE: JUNE 30, 2000



DESCRIPTION APPROVAL 7/19/28
Walter R. Ayres by _____
SURVEYOR, CITY OF RIVERSIDE



[Signature]
 CARSON L. STORER, P.L.S. 3913
 EXPIRATION DATE: JUNE 30, 2000



78/4+6