

IF

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

JAN 27 1999

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

0  
LP

Project: Auto Center, Parcel 57

**14333**

C  
KB

GRANT OF EASEMENT

M. Hebbard MacArthur, trustee of the MacArthur Separate Property Trust dated February 2, 1985, 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 5/26/98

*M. Hebbard MacArthur TRUSTEE*  
M. Hebbard MacArthur, trustee of the  
MacArthur Separate Property Trust dated  
February 2, 1985,  
*Paul MacArthur*  
*Trust to Living Trust*

GENERAL ACKNOWLEDGEMENT

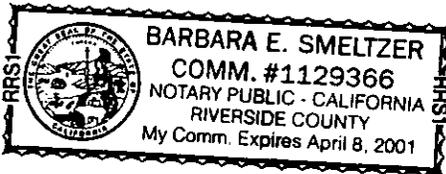
State of California }  
County of Riverside } ss

On 6/1/98, before me Barbara E. Smeltzer  
(date) (name)

a Notary Public in and for said State, personally appeared

M. Hubbard Mae Arthur  
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.

Barbara E. Smeltzer

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 1/22/99

APPROVED AS TO FORM  
STAN T YAMAMOTO, CITY ATTORNEY

BY [Signature] 6/15/98  
Legal Department

CITY OF RIVERSIDE

[Signature]

Real Property Services Manager  
of the City of Riverside

## EXHIBIT A

PARCEL 57  
A.P.N. 230-221-014

THOSE PORTIONS PARCEL 1 AS DESCRIBED IN A CERTIFICATE OF COMPLIANCE ISSUED BY THE CITY OF RIVERSIDE AND RECORDED JUNE 20, 1986 AS INSTRUMENT NO. 143776, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID PARCEL 1 FORMERLY BEING PARCELS 2 AND 3 OF PARCEL MAP 7879 ON FILE IN PARCEL MAP BOOK 32, PAGE 29 THEREOF, RECORDS OF SAID RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

**PARCEL 57A**

A STRIP OF LAND BEING 32.00 FEET IN WIDTH THE CENTERLINE OF SAID STRIP DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF JEFFERSON STREET AND AUTO DRIVE AS SHOWN ON A PARCEL MAP ON FILE IN PARCEL MAP BOOK 22, PAGE 96 THEREOF;

THENCE NORTH 55°59'49" EAST AT RIGHT ANGLES TO SAID CENTERLINE OF JEFFERSON STREET A DISTANCE OF 40 FEET TO THE NORTHEASTERLY RIGHT OF WAY OF SAID JEFFERSON STREET AND THE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION;

THENCE CONTINUING NORTH 55°59'49" EAST AT RIGHT ANGLES TO SAID CENTERLINE OF JEFFERSON STREET A DISTANCE OF 10 FEET AND THE END OF THIS CENTERLINE DESCRIPTION.

AREA: 320 SQUARE FEET

**PARCEL 57B**

COMMENCING AT THE CENTERLINE INTERSECTION OF JEFFERSON STREET AND INDIANA AVENUE AS SHOWN ON PARCEL MAP 7879 ON FILE IN PARCEL MAP BOOK 32, PAGE 29 THEREOF;

THENCE SOUTH 34°00'11" EAST ALONG SAID CENTERLINE OF JEFFERSON STREET, A DISTANCE OF 85.00 FEET;

THENCE NORTH 55°59'49" EAST AT RIGHT ANGLES TO SAID CENTERLINE, DISTANCE OF 40.00 FEET TO THE NORTHEASTERLY RIGHT OF WAY OF SAID JEFFERSON STREET AND THE POINT OF BEGINNING;

THENCE SOUTH  $34^{\circ}00'11''$  EAST ALONG SAID NORTHEASTERLY RIGHT OF LINE, A DISTANCE OF 240.00 FEET;

THENCE NORTH  $55^{\circ}59'49''$  EAST AT RIGHT ANGLES TO SAID CENTERLINE, DISTANCE OF 8.00 FEET TO A LINE PARALLEL AND 48.00 FEET NORTHEASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF JEFFERSON STREET;

THENCE NORTH  $34^{\circ}00'11''$  WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 240.00 FEET;

THENCE NORTH  $55^{\circ}59'49''$  EAST AT RIGHT ANGLES TO SAID CENTERLINE, A DISTANCE OF 30.00 FEET;

THENCE NORTH  $33^{\circ}59'36''$  WEST AT RIGHT ANGLES TO SAID CENTERLINE OF INDIANA AVENUE, A DISTANCE OF 35.00 FEET TO A LINE PARALLEL AND 50.00 FEET SOUTHEASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF INDIANA AVENUE;

THENCE NORTH  $56^{\circ}00'24''$  EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 146.00 FEET;

THENCE SOUTH  $33^{\circ}59'36''$  EAST AT RIGHT ANGLES TO SAID CENTERLINE OF INDIANA AVENUE, A DISTANCE OF 21.00 FEET;

THENCE NORTH  $56^{\circ}00'24''$  EAST PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 24.00 FEET;

THENCE NORTH  $33^{\circ}59'36''$  WEST AT RIGHT ANGLES TO SAID CENTERLINE OF INDIANA AVENUE, A DISTANCE OF 21.00 FEET TO A LINE PARALLEL AND 50.00 FEET SOUTHEASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF INDIANA AVENUE;

THENCE NORTH  $56^{\circ}00'24''$  EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 48.00 FEET;

THENCE SOUTH  $33^{\circ}59'36''$  EAST AT RIGHT ANGLES TO SAID CENTERLINE OF INDIANA AVENUE, A DISTANCE OF 21.00 FEET;

THENCE NORTH  $56^{\circ}00'24''$  EAST PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 3.62 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL 3;

THENCE NORTH  $33^{\circ}59'14''$  WEST ALONG SAID NORTHEASTERLY LINE OF PARCEL 3, A DISTANCE OF 27.00 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL 4;

THENCE ALONG THE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY  
PARCEL LINE OF PARCEL 3 THE FOLLOWING COURSES:

SOUTH 56°59'14" WEST, A DISTANCE OF 244.61 FEET TO AN ANGLE POINT  
THEREIN;

SOUTH 11°00'08" WEST, A DISTANCE OF 21.21 FEET;

SOUTH 34°00'11" EAST, A DISTANCE OF 26.00 FEET TO THE POINT OF  
BEGINNING.

AREA: 4767 SQUARE FEET

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

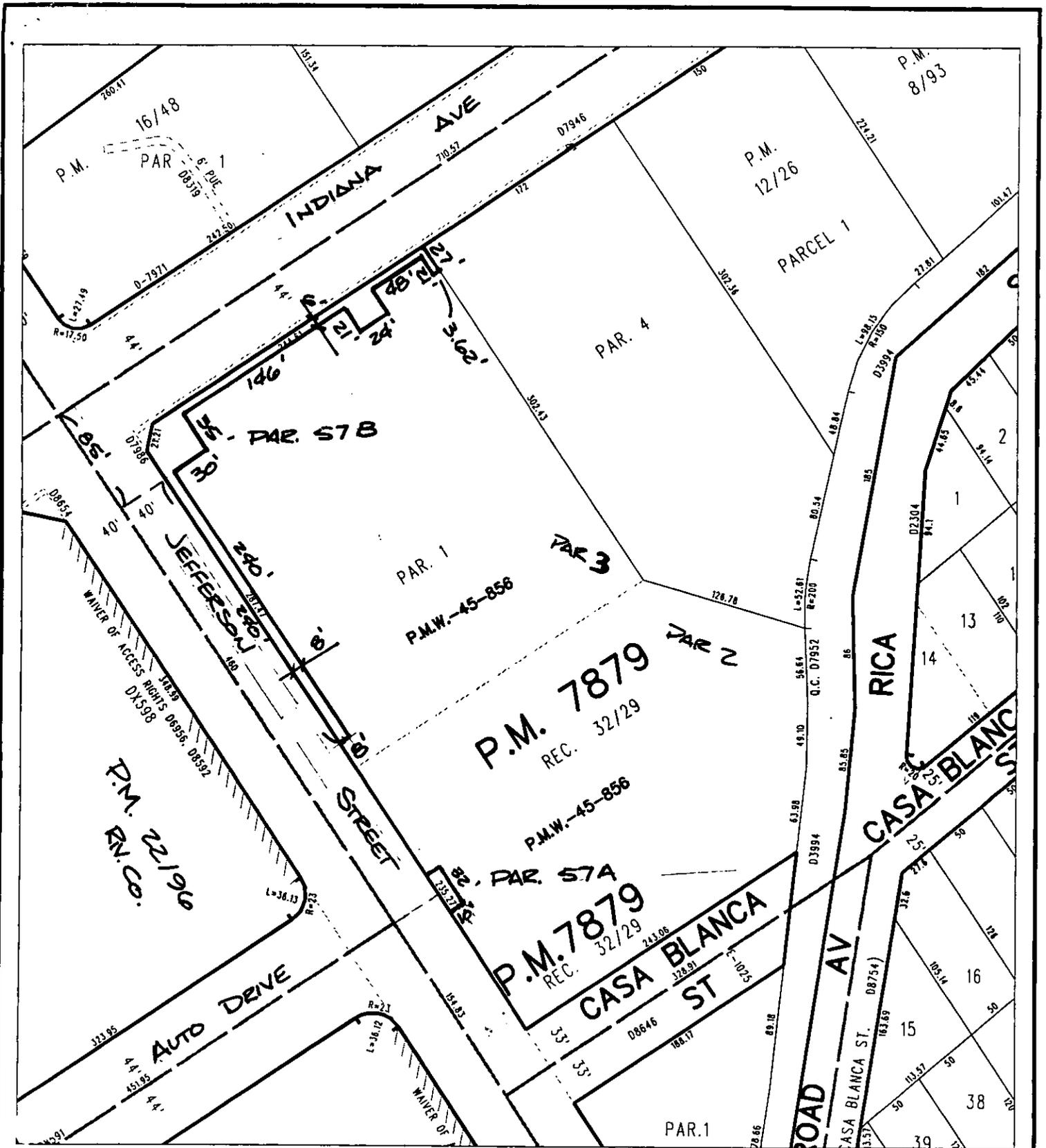
 10/31/97 Prep. 

Mark S. Brown, L.S. 5655  
License Expires 9/30/99

Date



AACPAR57.DSC



◆ CITY OF RIVERSIDE, CALIFORNIA ◆

67-2  
67-4

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" = 100'

Drawn by: CS

Date: 10/29/97

Subject: AUTO CENTER RENOVATION