

When recorded mail to:

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

DOC # 1999-491037

11/05/1999 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Gary L. Orso

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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FOR RECORDER'S OFFICE USE ONLY

Project: MP-003-779
Acorn St. n'ly of Central Ave.
A.P.N. 189-160-031

D -



GRANT OF EASEMENT

FLEXSTEEL INDUSTRIES INC., a Minnesota corporation, 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 located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 64 of McClaskey Tract, as shown by map on file in Book 10, Pages 36 and 37 of Maps, records of Riverside County, California, described as follows:

COMMENCING at the southwest corner of said Lot 64;

THENCE East, along the south line of said Lot 64, a distance of 25 feet;

THENCE North, parallel with the west line of said Lot 64, a distance of 14 feet to the north line of that certain parcel of land described in deed to the City of Riverside by document recorded February 17, 1961, as Instrument No. 14236 of

Official Records of said Riverside County, and the POINT OF BEGINNING of the parcel of land being described;

THENCE North 41° West, a distance of 38.11 feet to the west line of said Lot 64;

THENCE South, along said west line, a distance of 28.76 feet to said north line of the parcel of land described in deed to the City of Riverside;

THENCE East, along said north line, a distance of 25 feet to the POINT OF BEGINNING.

Area - 360 square feet.

11.397
Mark S. Brown

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

Mark S. Brown
Mark S. Brown, L.S. 5655 Date *10/26/99* Prep. *Kop*
License Expires 9/30/03



Dated October 26, 1999

FLEXSTEEL INDUSTRIES INC., a Minnesota corporation

By *E.J. M. [Signature]*

Title *COO & Exec Vice Pres.*

By *R. Klosterna*

Title *Vice Pres Finance & Sec*

APPROVED AS TO FORM
Carolyn Confer 11/3/99
CAROLYN CONFER
ASSISTANT CITY ATTORNEY



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GENERAL ACKNOWLEDGEMENT

State of Iowa
~~California~~
County of DUBUQUE }^{ss}

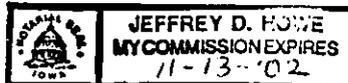
On OCTOBER 26, 1999, before me JEFFREY D. HOWE
(date) (name)

a Notary Public in and for said State, personally appeared
E. J. MONAGHAN AND R. J. KLOSTERMAN
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.

Jeffrey D. Howe
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.

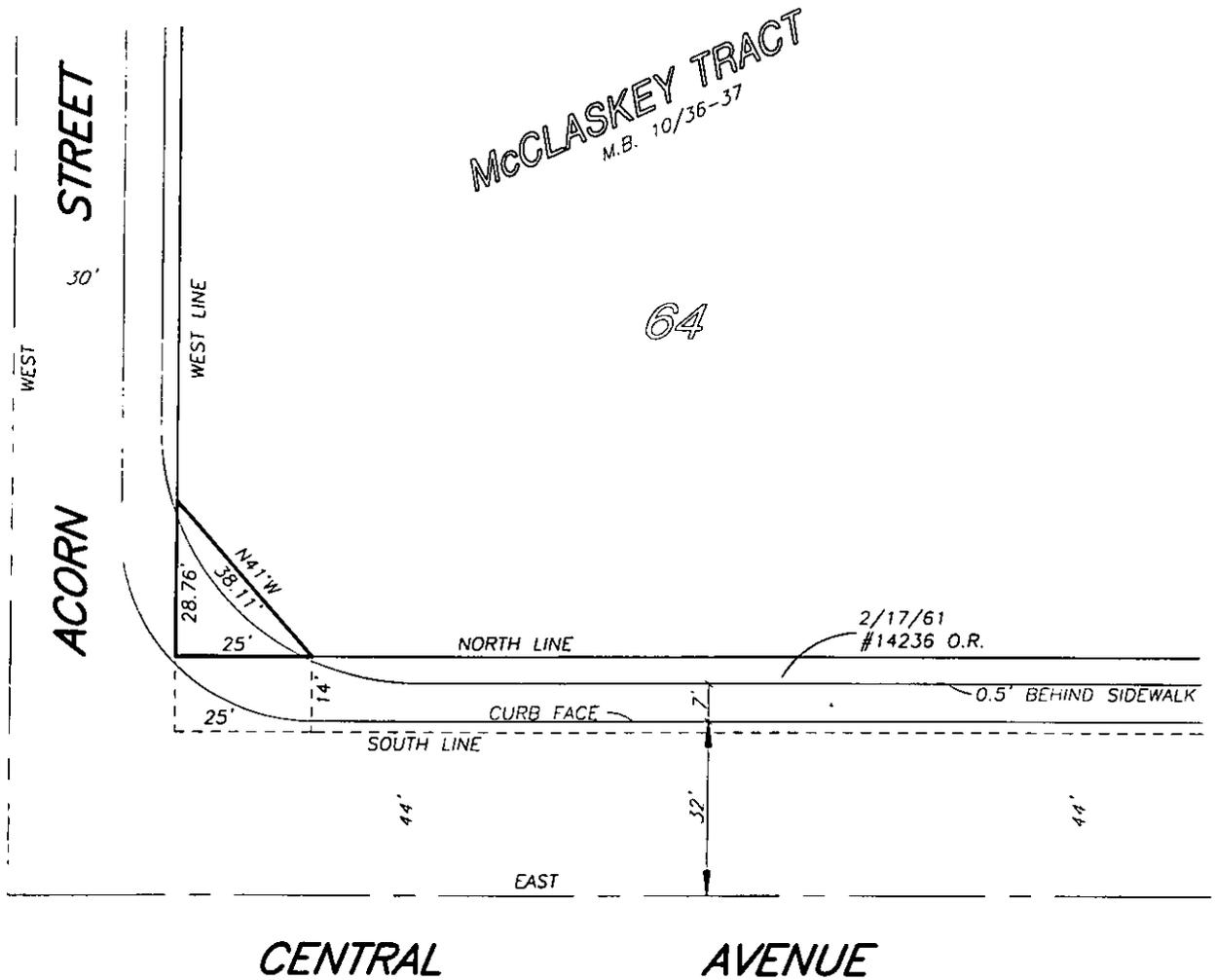
Dated 11/5/99

CITY OF RIVERSIDE

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



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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

550/2

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 10/22/99

SUBJECT: MP-003-779

14493