

When recorded mail to:

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

DOC # 2001-392929

08/16/2001 08:00A Fee:NC

Page 1 of 5

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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(1)

FOR RECORDER'S OFFICE USE ONLY

Project: **3889 Tyler Street**
Building Permit
APN 145-220-014



D - 14752

GRANT OF EASEMENT

ALNOR CO., a California corporation, as Grantor, 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.

3889tyler

Dated _____

ALNOR CO., a California corporation

By: ~~Philip Singerman~~ Philip Singerman

Title: President

By: Sonja Daniel Sonja Daniel

Title: Asst Sec.

GENERAL ACKNOWLEDGEMENT

State of California

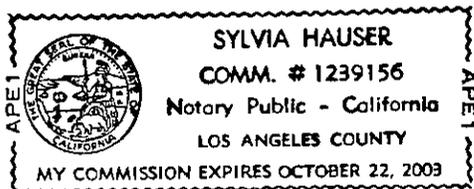
County of Los Angeles }^{ss}

On 7/23/01 before me Sylvia Hauser Notary. (date) (name)

a Notary Public in and for said State, personally appeared

Philip Singerman + Sonja Daniel
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.

[Signature]
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

8/13/01

E. M. Christ 7-30-01
APPROVED AS TO FORM
SUBSTANTIVE COUNTY CITY ATTORNEY

A. E. Hansen
Real Property Services Manager
of the City of Riverside



EXHIBIT "A"

That portion of Lot 13 in Block 34 of the Lands of the Riverside Land and Irrigating Company as shown by map on file in Book 1, page 70 of Maps, records of San Bernardino County, California described as follows:

BEGINNING at the most easterly corner of that certain parcel of land conveyed to the City of Riverside by deed recorded February 1, 1980, as **Instrument No. 22423** of Official Records of Riverside County, California;

THENCE South 55°43'29" West, along the southeasterly line of said parcel, 3.09 feet to the northeasterly line of that certain parcel of land conveyed to the City of Riverside by deed recorded August 24, 1962, as **Instrument No. 80334** of Official Records of said Riverside County;

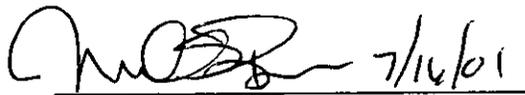
THENCE South 34°16'31" East, along said northeasterly line, 149.50 feet to the northwesterly line of that certain parcel of land conveyed to the City of Riverside by deed recorded May 18, 1979, as **Instrument No. 103006** of Official Records of said Riverside county;

THENCE North 55°43'29" East, along said northwesterly line, 10.95 feet to a cusp of a curve concave southwesterly and having a radius of 1,555.00 feet; the radial line to said point bears North 55°15'24" East;

THENCE northwesterly, to the left, along said curve, an arc length of 120.50 feet through a central angle of 04°26'24" to the beginning of a reverse curve concave northeasterly and having a radius of 1,445.00 feet; the radial line to said reverse curve bears North 50°49'00" East;

THENCE northwesterly, to the right, along said reverse curve, an arc length of 29.25 feet through a central angle of 01°09'35" to said **POINT OF BEGINNING**.

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

 7/16/01 Date WF Prep.
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/03



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CDL-3353CA
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5 of 5



LOT 12

LOT 13
BLK 34

R.L. & I. CO.
M.B. 1/10
S.B. CO.

"ALNOR CO."
#2001-066324
2/20/01 O.R., RIV. CO.
A.P.N. 145-220-064

$\Delta 201^{\circ}09'35''$
 $L=29.25'$
 $R=1945'$
N 55°43'29" E
N 55°43'29" E
R=1555'

$\Delta 204^{\circ}26'24''$
 $L=120.50'$
 $R=1555'$

$\Delta 204^{\circ}26'24''$
 $L=120.50'$
 $R=1555'$

N 55°43'29" E

N 55°43'29" E (R)
R=1555'

#22423
2/1/80

#80334
8/24/62

#103004
5/18/79

MON. E

N 34°16'31" W

MON. = CONSTR E

TO HOLE AV.

R=1500' CONSTR E

TO MAGNOLIA AV.

TYLER ST.

PSL 14

◆ 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: fwally

Date: 07/10/01

Subject: 3889 TYLER STREET

65-7
14752