

OLD REPUBLIC TITLE CO.

When recorded mail to:

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

DOC # 2002-191126

04/12/2002 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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FOR RECORDER'S OFFICE USE ONLY

Project: Tyler Street Widening
Parcel 126

Portion of A.P.N. 150-273-003

DT.T. Exempt

TRAC 007

D - 14879



GRANT OF EASEMENT

SAMUEL J. TALPOSH, a married man as his sole and separate property, 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 04.05.01
04.05.01

Samuel J. Talposh
Samuel J. Talposh

SAMUEL J. TALPOSH

5020987

GENERAL ACKNOWLEDGEMENT

State of California

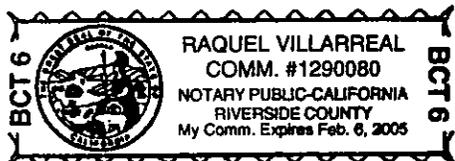
County of Riverside } ss

On April 5, 2001, before me Raquel Villarreal
(date) (name)

a Notary Public in and for said State, personally appeared

Samuel J. Talposh
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.

Raquel Villarreal
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 6/7/01

CITY OF RIVERSIDE

[Signature]

Real Property Services Manager
of the City of Riverside

APPROVED AS TO FORM
[Signature] 5-17-01
SUPERVISOR DEPUTY CITY ATTORNEY

TYLERPARCEL126GOE.DOC



2002-191126
04/12/2002 09:00A
2 of 5

EXHIBIT "A"

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of the southerly one-half of Lot 14 in Block 19 La Granada, as shown by map on file in 12, Pages 42 through 51 of Maps, records of Riverside County, California, lying westerly of a line which is parallel with and distant 33.00 feet easterly, as measured at right angles, from the following described line:

BEGINNING at the intersection of the centerline of Tyler Street, formerly Tyler Avenue, with the centerline of Robinson Avenue as shown by said map;

THENCE North 0°50'22" East, along said centerline of Tyler Street, a distance of 149.45 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 1000.00 feet;

THENCE northerly to the right along said curve through a central angle of 21°55'19" an arc length of 382.61 feet to the end of said curve; the end of said curve is also tangent to the centerline of Tyler Street as shown by said map;

THENCE North 22°45'41" East, along said centerline of Tyler Street, a distance of 361.61 feet to the beginning of a tangent curve concaving westerly and having a radius of 1346.94 feet;

THENCE northeasterly to the left along said last mentioned curve through a central angle of 28°27'18" an arc length of 668.93 feet;

THENCE North 5°41'37" West, a distance of 442.77 feet to the intersection of the centerline of said Tyler Street with the centerline of Cypress Avenue as shown by said map and the END of this line description;

EXCEPTING THEREFROM those portions of said Lot 14 described in deeds to the County of Riverside by documents recorded November 25, 1955, in Book 1811, Page 475, et seq., and June 29, 1959, as Instrument No. 56310, both of Official Records of said Riverside County.

Area - 455 square feet.

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

Mark S. Brown 4/2/01 Prep. *Kep*

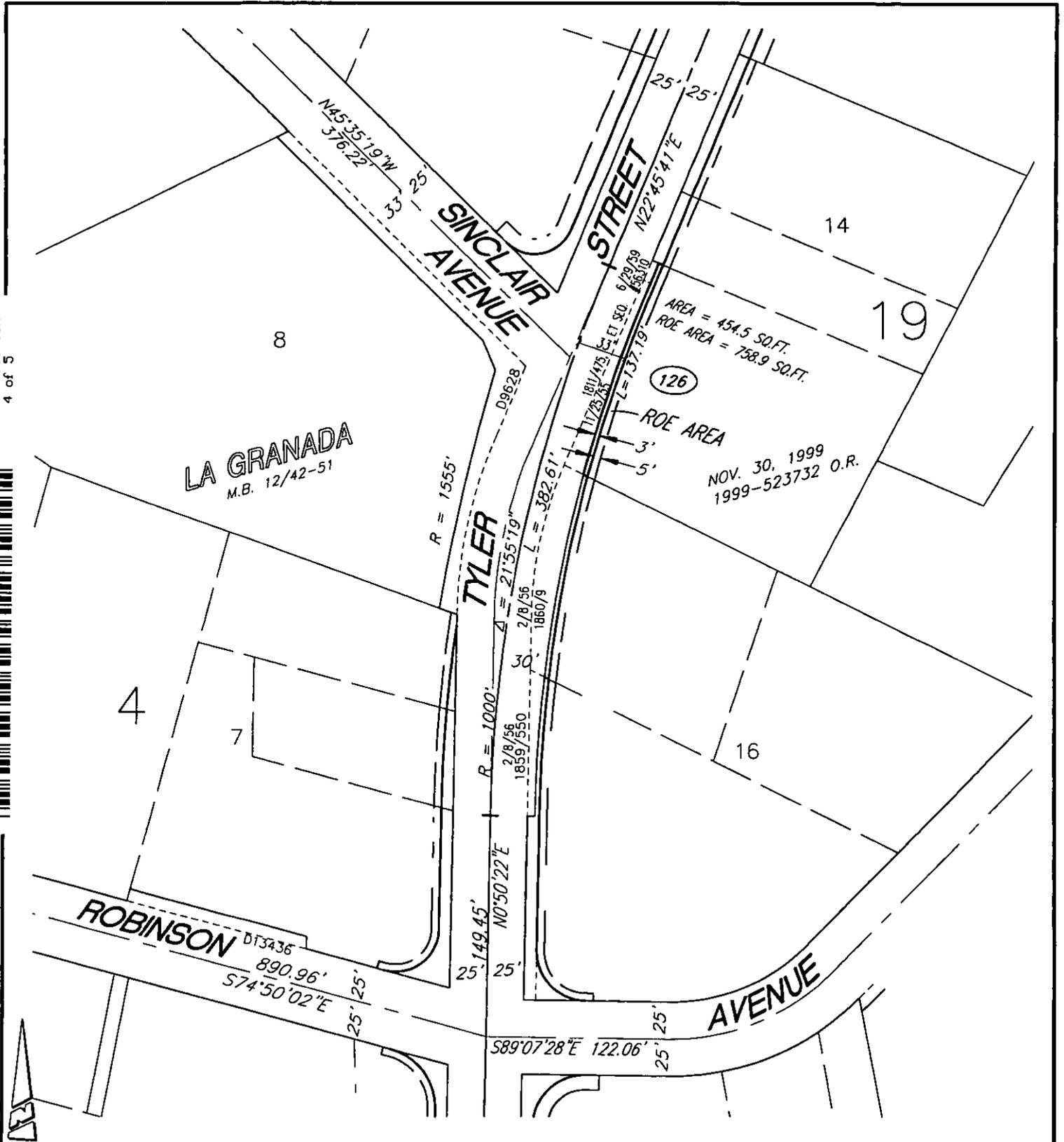
Mark S. Brown, L.S. 5655 Date License Expires 9/30/03



2002-191126
04/12/2002 08:00
3 of 5



CONVECTION
84/12/2002 08:06R
4 of 5



● 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 49-7

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 3/29/01

SUBJECT: TYLER ST. WIDENING - WELLS TO JURUPA

Exhibit "B"

SPOUSAL COMMUNITY RIGHTS IN AN EASEMENT DOCUMENT

Dated 05.05.01

Samuel J. Talposh
~~JOHN DOE~~

Samuel J. Talposh

I am the spouse of ~~John Doe~~, and I hereby consent and join in granting the easement hereinabove described to the City of Riverside, a municipal corporation of the State of California, as Grantee, and I hereby release and quitclaim any community property interest that I may have in said easement to said Grantee.

Cornelia Talposh
(signature)

CORNELIA TALPOSH
(print name)

SPOUSAL COMMUNITY RIGHTS IN A FEE DOCUMENT

Dated _____

JANE DOE

I am the spouse of Jane Doe, and I hereby remise, release and forever quitclaim to the City of Riverside, a municipal corporation of the State of California, any rights, title or interest in the above described property I may have, including any and all community property interest therein.

(signature)

(print name)

