

When recorded mail to:

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

DOC # 2003-800105
10/10/2003 08:00A Fee:NC
Page 1 of 8
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 083
A.P.N. 154-200-063

C
AK

D - 15235

GRANT OF EASEMENT

MERIDIAN LIMITED LIABILITY COMPANY, an Arizona limited liability company, 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 3/26/03

MERIDIAN LIMITED LIABILITY COMPANY, an Arizona limited liability company

By [Signature]
AKA W.L. DAVIS
WILLIAM LLOYD DAVIS
Title Managing Partner

By _____

Title _____

GENERAL ACKNOWLEDGEMENT

State of California
County of Los Angeles } ss

On March 26, 2003 before me Ben Downing, Notary Public
(date) (name)

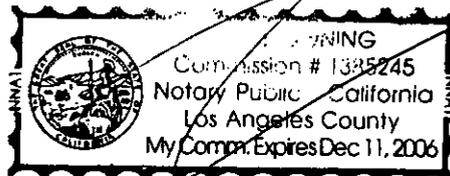
a Notary Public in and for said State, personally appeared
Williams Lloyd Davis
Name(s) of Signer(s)

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.

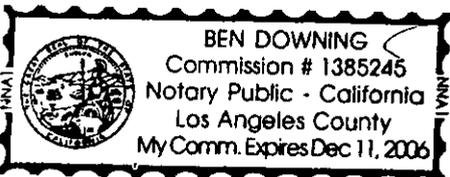
**OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER**

- () 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:



WITNESS my hand and official seal.



[Signature]
Signature

**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. 20534 of said City Council adopted September 23, 2003, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 10/7/03

CITY OF RIVERSIDE

By *Neil Hitting*
Interim Real Property Services
Manager

**APPROVED AS TO FORM
CITY ATTORNEYS OFFICE**

BY *Krist Smith*
Deputy City Attorney



2003-000105
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EXHIBIT "A"

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

That portion of Lot 1 in Block 26, and Lots J and K of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of Riverside County, California, and that portion of Lots D and F of the Bixmill Tract, as shown by map on file in Book 16, Pages 28 through 30 of Maps, records of said Riverside County, described as follows:

COMMENCING at the intersection of the centerline of Eureka Drive with the centerline of Tyler Street, as shown by map of Tract No. 9418, on file in Book 94, Pages 14 through 18 of Maps, records of said Riverside County;

THENCE North $19^{\circ}40'37''$ West, along said centerline of Tyler Street, a distance of 43.00 feet to the northerly line of Lot "B" of said Tract No. 9418, and the POINT OF BEGINNING of the parcel of land being described;

THENCE South $25^{\circ}19'17''$ West, along said northerly line, a distance of 49.50 feet to an angle point in said northerly line;

THENCE South $70^{\circ}19'05''$ West, continuing along said northerly line and along a line that is parallel with and distant 8.00 feet northerly, as measured at right angles, from said centerline of Eureka Drive, a distance of 90.00 feet;

THENCE North $19^{\circ}40'55''$ West, at right angle to said northerly line of Lot "B", a distance of 25 feet to a line that is parallel with and distant 33.00 feet northwesterly, as measured at right angles, from said centerline of Eureka Drive;

THENCE North $70^{\circ}19'05''$ East, along said last mentioned parallel line, a distance of 58.00 feet;

THENCE North $8^{\circ}55'47''$ East, a distance of 25.06 feet to a line that is parallel with and distant 55.00 feet southwesterly, as measured at right angles, from the centerline of Tyler Street as shown by map of Tract No. 4054-3, on file in Book 79, Pages 1 and 2 of Maps, records of said Riverside County;

THENCE North $19^{\circ}40'37''$ West, along said last mentioned parallel line, a distance of 67.39 feet to an angle point;

THENCE North $19^{\circ}42'32''$ West, continuing along said parallel line, a distance of 510.20 feet to the beginning of a tangent curve concaving southwesterly, having a radius of 1369.78 feet and being concentric with the centerline of Tyler Street as shown by map of Tract No. 6537-1, on file in Book 84, Pages 79 through 81 of Maps, records of said Riverside County;



THENCE northwesterly to the left along said curve and continuing along a line parallel with and distant 55.00 feet southwesterly, as measured radially to said centerline of Tyler Street as shown by said map of Tract No. 6737-1, through a central angle of 5°08'45" an arc length of 123.02 feet to the end of said curve;

THENCE North 65°08'43" East, along a line radial to said curve, a distance of 55.00 feet to a point in the southwesterly line of Lot "A" of said Tract No. 6537-1; said point being the beginning of a non-tangent curve concaving southwesterly, having a radius of 1424.78 feet and to which the radius bears South 65°08'43" West;

THENCE southeasterly to the right along said southwesterly line of Lot "A", through a central angle of 5°08'45" an arc length of 127.96 feet to the most southerly corner of said Lot "A" and the end of said curve; said southerly corner also being the most westerly corner of Lot "A" of said Tract No. 4054-3;

THENCE South 19°42'32" East, along the southwesterly line of said Lot "A" of Tract No. 4054-3, a distance of 510.22 feet to an angle point;

THENCE South 19°40'37" East, continuing along said southwesterly line of Lot "A" of Tract No. 4054-3, a distance of 79.40 feet to the POINT OF BEGINNING.

Area – 45,525 square feet.

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

 Oct 14 '02 Prep. Kap
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/03



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2003-808185
10/10/2003 88:88A
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DX703

83

AREA = 42,525 SQ.FT.

P.M.W.-20-845
PAR. 2

BIXMILL TRACT
M.B. 16/28-30

7

STOVER AVENUE
(VAC. PER RA6167)

LA GRANADA
M.B. 12/42-51

EUREKA DRIVE
LOT "B"

TRACT NO. 9418
M.B. 94/14-18

MANDALAY
TRACT NO. 6537-1
M.B. 84/79-81

TRACT NO. 4054-3
M.B. 79/1-2

EUREKA DR.
N70°22'23"E 143.12'



• 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

49/1+2

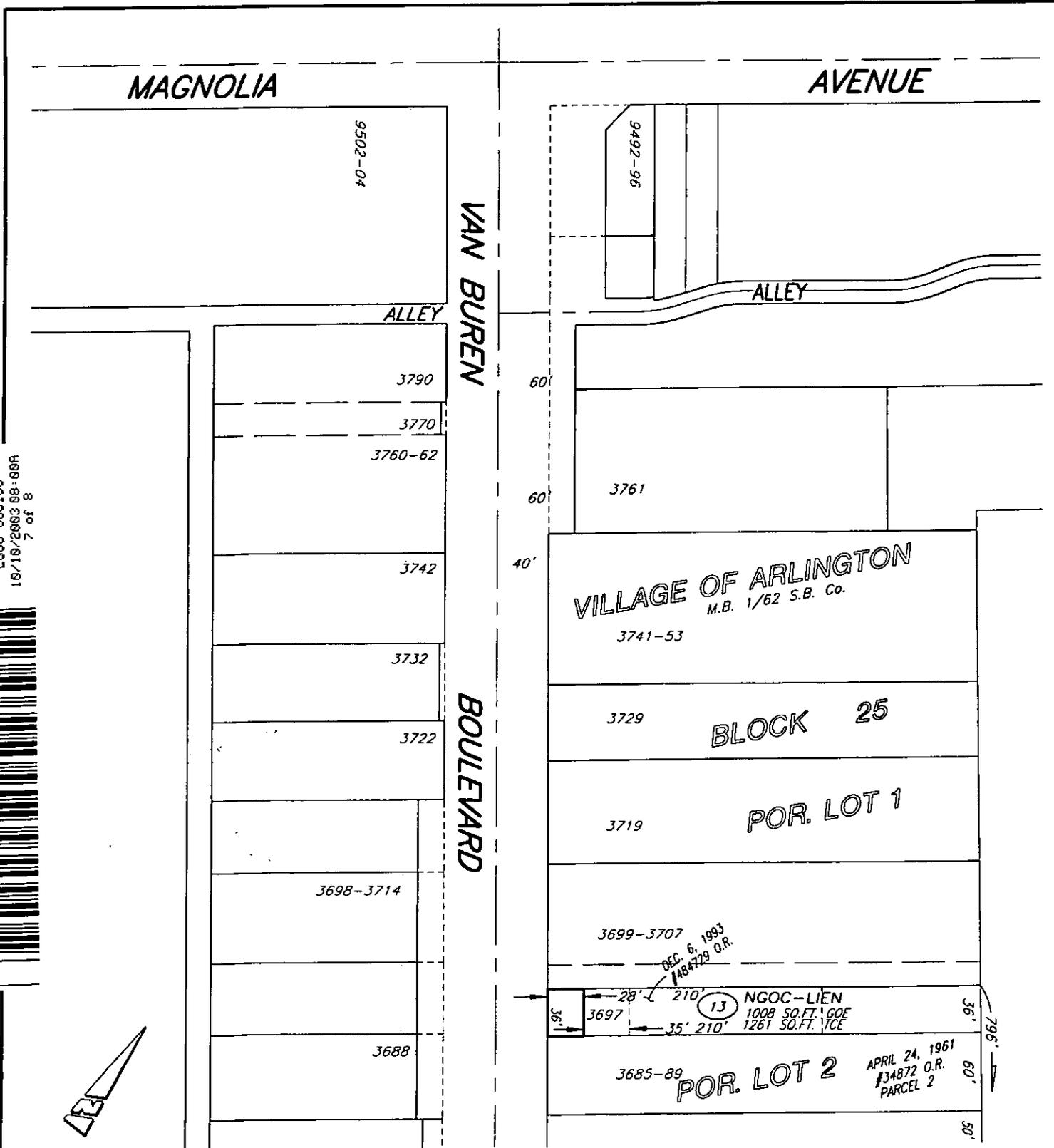
SCALE: N.T.S.

DRAWN BY: Kgs DATE: 10/10/02

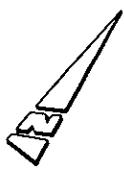
SUBJECT: TYLER ST. WIDENING - WELLS TO JURUPA

15235

THIS PAGE RECORDED IN ERROR.
 SHOULD NOT BE PART OF THIS RECORDED DOCUMENT



2003-000105
 18/18/2003 08:08A 8 of 7



• 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: N.T.S.

DRAWN BY: Kgs DATE: 8/21/01

SUBJECT: VAN BUREN BOULEVARD WIDENING

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15735