

Commonwealth Land Title Company

When recorded mail to:

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

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: SGOMEZ

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

Project: Tyler Street Widening  
POR. APN: 147-333-008  
Address: 4487 Tyler Street

TRA 009-175 D - 17008

802 0083

**GRANT OF EASEMENT**

**Avelina M. McDaniel, a widow**, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a California charter city and municipal corporation, 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 3/17/14

Avelina M. McDaniel  
Avelina M. McDaniel

D-17008

**ACKNOWLEDGEMENT**

State of California  
County of Riverside } ss

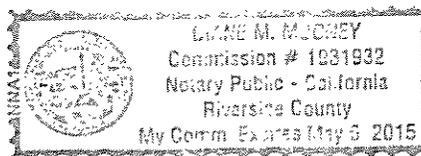
On March 17 2014, before me Siame M Mooney  
notary public, personally appeared Avelina M McDaniel

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Siame M Mooney  
Notary 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, a California charter city and 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. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 3-25-14

APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

BY [Signature]  
Deputy City Attorney

CITY OF RIVERSIDE  
By [Signature]  
David Welch  
Real Property Services Manager

**EXHIBIT A**

APN: 147-333-008  
Street & Highway Easement

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

That portion of Lot 1 in Block 49 of La Granada, as shown by map on file in Book 12, Pages 42 through 51, inclusive of Maps, records of Riverside County, State of California, described as follows:

**COMMENCING** at the most westerly corner of said Lot 1;

THENCE North 63°16'02" East, along the northwesterly line of said Lot 1, a distance of 4.00 feet to the most easterly corner of that certain parcel of land described in Grant Deed to the City of Riverside by document recorded December 11, 1992, as Instrument No. 473476 of Official Records of Riverside County, California, and the **POINT OF BEGINNING** of the parcel of land being described;

THENCE continuing North 63°16'02" East, along said northwesterly line, a distance of 51.21 feet to a point of cusp with a tangent curve concaving southeasterly and having a radius of 39.50 feet;

THENCE southwesterly to the left along said curve through a central angle of 97°36'02" an arc length of 67.29 feet to a line that is parallel with and distant 50.00 feet northeasterly, as measured at right angles, from the centerline of Tyler Street, (formerly Tyler Avenue), as shown on said map;

THENCE South 34°20'00" East, along said parallel line, a distance of 90.08 feet to the southeasterly line of said Lot 1;

THENCE 55°40'00" West, along said southeasterly line, a distance of 10.00 feet to the southwesterly line of said Lot 1;

THENCE North 34°20'00" West, along said southwesterly line, a distance of 132.54 feet to the most southerly corner of said parcel of land described in said Grant Deed;

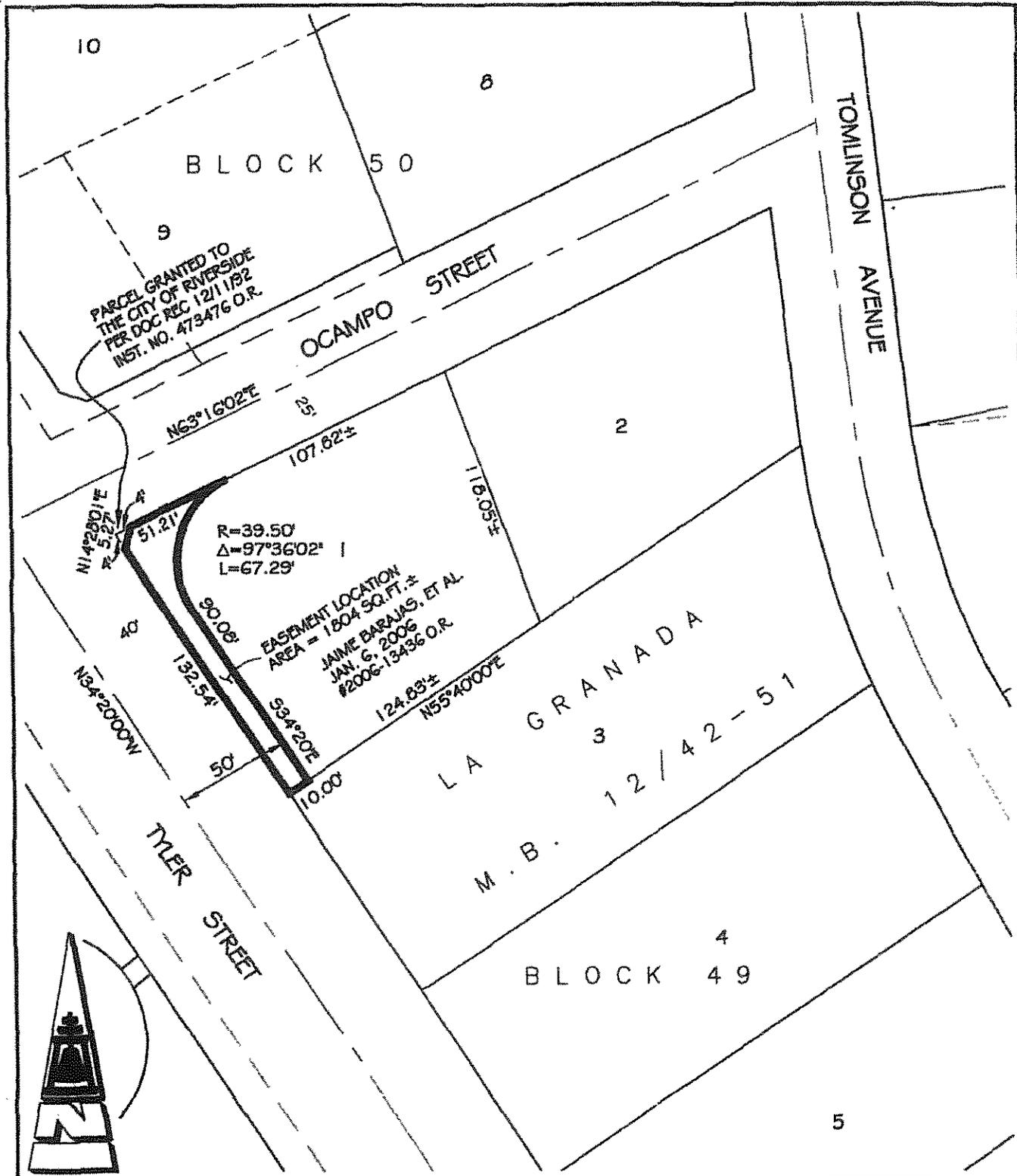
THENCE North 14°28'01" East, along the southeasterly line of said parcel of land described in said Grant Deed, a distance of 5.27 feet to the **POINT OF BEGINNING**.

Area - 1804 square feet, more or less.

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

Curtis C. Stephens 3/14/14 Prep. Kep  
Curtis C. Stephens, L.S. 7519 Date





● 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"=60' DRAWN BY: RICH DATE: 2/1/11 SUBJECT: TYLER STREET WIDENING - APN 147-333-008