

93366

When recorded mail to:

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

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

Project: 6949 Brockton Avenue
Building Permit - 7% Job
A.P.N. 225-292-007

RECEIVED FOR RECORDER
AT 2:00 O'CLOCK P.M.

MAR 21 1991

Recorded in Official Records
of Riverside County, California

William S. Farney
Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

12926

GRANT OF EASEMENT

DONALD L. PEARSON and ANN E. PEARSON, Co-Trustees of the Pearson Family Trust dated September 20, 1990, Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the CITY OF RIVERSIDE, a municipal corporation, an easement and right-of-way for sidewalk purposes, 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 the northerly 15.00 feet of Tibbetts Street (vacated, formerly Tibbett's Avenue) and that portion of Lot 25 in Block No. 2 of Tibbett's Tract, as shown by map on file in Book 2, Page 35 of Maps, records of San Bernardino County, California, described as follows:

COMMENCING at the intersection of the southerly line of said northerly 15.00 feet of Tibbetts Street (vacated) with the southerly prolongation of the easterly line of said Lot 25;

THENCE North 0° 02' 00" East, along the southerly prolongation of said easterly line and along said easterly line, a distance of 100.01 feet to the northeasterly corner of that certain parcel of land conveyed to Charles D. Davis, et ux., by deed recorded October 15, 1934, in Book 195, Page 524 of Official Records of Riverside County, California;

THENCE South 89° 21' 00" West, along the northerly line of said parcel conveyed to Charles D. Davis, et ux., a distance of 3.00 feet to a line parallel with and distant 28.00 feet westerly, as measured at right angles, from the centerline of Brockton Avenue (formerly Eliza Street) as shown by Record of Survey on file in Book 49, Page 83 of Record of Surveys, records of said Riverside County, and the POINT OF BEGINNING of the parcel of land being described;

THENCE South 89° 21' 00" West, continuing along the northerly line of said parcel conveyed to Charles D. Davis, et ux., a distance of 2.00 feet to a line parallel with and distant 30.00 feet westerly, as measured at right angles, from said centerline of Brockton Avenue;

THENCE South 0° 02' 00" West, along said last mentioned parallel line, a distance of 65.95 feet to the beginning of a tangent curve concaving northwesterly and having a radius of 37.50 feet;

THENCE southerly to the right along said curve through a central angle of 56° 27' 24" an arc length of 36.95 feet to a line parallel with and distant 33.00 feet northerly, as measured at right angles, from the centerline of said Tibbetts Street as shown by said Record of Survey;

THENCE North 89° 21' 00" East, along said last mentioned parallel line, a distance of 2.00 feet to the beginning of a non-tangent curve concaving northwesterly, having a radius of 37.50 feet and to which the radial line bears South 33° 30' 36" East;

THENCE northeasterly to the left along said last mentioned curve through a central angle of 56° 27' 24" an arc length of 36.95 feet to said line parallel with and distant 28.00 feet westerly from the centerline of Brockton Avenue;

THENCE North 0° 02' 00" East, along said last mentioned parallel line, a distance of 65.95 feet to the POINT OF BEGINNING.

Area - 194 square feet.

DESCRIPTION APPROVAL 3/21/91
George P. Hutchinson by *Kap*
 SURVEYOR, CITY OF RIVERSIDE



X

Dated 3-19-91

DONALD L. PEARSON and ANN E. PEARSON,
Co-Trustees of the Pearson Family Trust
dated September 20, 1990

Donald L. Pearson
DONALD L. PEARSON, Trustee

Ann E. Pearson
ANN E. PEARSON, Trustee

CONSENT TO RECORDATION

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. 14883 of said City Council adopted January 25, 1983, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated March 21, 1991

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

K/1488u/w
03/01/91

APPROVED AS TO FORM
[Signature]
CITY ATTORNEY

MAP OF THE
TIBBETTS TRACT
M.B. 2/35 S.B. CO.

LOT 23

NO. 2

TIBBETTS STREET

(FNL Y TIBBETTS AVE.)

TIBBETTS

S 0° 25' 30" E

97'

BLOCK

POR. LOT 24

(POR. TIBBETTS ST. VAC.)

78.68'

58.92'

56.92'

30'

P.O.B.

33'

S 33° 30' 36" E (R.)
S 33° 30' 36" E (R.)

CHARLES D. DAVIS ET UX.
8.195 P. 324 O.R.
10-15-1934

74.48'

S 89° 21' N

POR. LOT 25

R=37.50' L=56° 27' 24"
R=37.50' L=36.93'
L=36.93' L=56° 27' 24"

65.95'

65.95'

100.01'

28'

30'

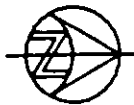
25'

S 0° 02' N

(FNL Y ELIZA STREET)

BROCKTON

AVENUE



• 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

4 / 23

SCALE: N.T.S.

DRAWN BY: BRIAN DATE: 12/21/90

SUBJECT: STREET IMPROVEMENTS FOR 6949 BROCKTON AVENUE