

SM

When recorded mail to:

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

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

MAR - 4 1996

FREE RECORDING

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

Recorded in Official Records of Riverside County, California

Recorder  
Fees \$

of

FOR RECORDER'S OFFICE USE ONLY

Project: 10300 Magnolia Avenue  
Building Permit  
A.P.N. 138-100-015

13939

GRANT OF EASEMENT

KINGSLEY J. BIRD, Co-Trustee, ROSEMARY HAMNER CLAYTON and SHELLEY L. HAMNER KAIN, Successor Co-Trustees, under Declaration of Trust dated September 20, 1969, as to an undivided 9/16th interest, and KINGSLEY J. BIRD, Co-Trustee, ROSEMARY HAMNER CLAYTON and SHELLEY L. HAMNER KAIN, Successor Co-Trustees, under Declaration of Trust No. 2 dated October 31, 1969, as to an undivided 7/16th interest, as Grantors, 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 located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Parcel 1 of Parcel Map on file in Book 2, Page 40 of Parcel Maps, records of Riverside County, California, described as follows:

BEGINNING at the most easterly corner of said Parcel 1;

THENCE North  $34^{\circ}01'00''$  West, along the northeasterly line of said Parcel 1, a distance of 27.02 feet to the most southerly corner of that certain parcel of land described as Parcel 5A-1 in deed to the City of Riverside by document recorded December 17, 1992, as Instrument No. 481316 of Official Records of said Riverside County; said corner being the beginning of a tangent curve concaving southwesterly and having a radius of 94.00 feet;

THENCE northwesterly to the left along said curve through a central angle of  $9^{\circ}56'11''$  an arc length of 16.30 feet to a point of reverse curvature with a tangent curve concaving northeasterly and having a radius of 106.00 feet;

THENCE northwesterly to the right along said last mentioned curve through a central angle of  $4^{\circ}47'07''$  an arc length of 8.85 feet;

THENCE South  $50^{\circ}49'56''$  West, a distance of 1.50 feet to the beginning of a non-tangent curve concaving northeasterly, having a radius of 107.50 feet and from which the radius bears North  $50^{\circ}49'56''$  East;

THENCE northwesterly to the right along said last mentioned curve through a central angle of  $5^{\circ}09'04''$  an arc length of 9.66 feet to a line parallel with and distant 59.50 feet southwesterly, as measured at right angles, from the centerline of Tyler Street as shown by said Parcel Map;

THENCE North  $34^{\circ}01'00''$  West, along said parallel line, a distance of 10.47 feet;

THENCE North  $55^{\circ}59'00''$  East, a distance of 1.50 feet to a line parallel with and distant 58.00 feet southwesterly, as measured at right angles, from said centerline of Tyler Street;

THENCE North  $34^{\circ}01'00''$  West, along said last mentioned parallel line, a distance of 58.91 feet to the beginning of a tangent curve concaving southerly and having a radius of 47.50 feet;

THENCE northwesterly to the left along said last mentioned curve through a central angle of  $68^{\circ}05'53''$  an arc length of 56.46 feet to the northwesterly

line of said Parcel 1; the preceding eight courses being along the westerly boundary of said Parcel 5A-1;

THENCE South 55°57'15" West, along said northwesterly line, a distance of 132.22 feet to the southwesterly line of said Parcel 1;

THENCE South 34°01'00" East, along said southwesterly line, a distance of 11.00 feet to a line parallel with and distant 77.00 feet southeasterly, as measured at right angles, from the centerline of Magnolia Avenue as shown by said Parcel Map;

THENCE North 55°57'15" East, along said last mentioned parallel line, a distance of 143.88 feet to the beginning of a non-tangent curve concaving southerly, having a radius of 47.50 feet and from which the radius bears South 5°44'31" West;

THENCE northeasterly to the right along said last mentioned curve through a central angle of 38°27'50" an arc length of 31.89 feet to a line parallel with and distant 60.00 feet southwesterly, as measured at right angles, from said centerline of Tyler Street;

THENCE South 34°01'00" East, along said last mentioned parallel line, a distance of 137.17 feet to the southeasterly line of said Parcel 1;

THENCE North 55°57'15" East, along said southeasterly line, a distance of 5.00 feet to the POINT OF BEGINNING.

Area - 2,010 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.

Mark S. Brown 1/25/99 Date Kap Prep.  
Mark S. Brown, L.S. 5655  
License Expires 9/30/99



Dated January 31, 1996

KINGSLEY J. BIRD, Co-Trustee, under Declaration of Trust dated September 20, 1969

Kingsley J. Bird  
KINGSLEY J. BIRD, Co-Trustee

Dated January 31, 1996

KINGSLEY J. BIRD, Co-Trustee, under Declaration of Trust No. 2 dated October 31, 1969

Kingsley J. Bird  
KINGSLEY J. BIRD, Co-Trustee

GENERAL ACKNOWLEDGEMENT

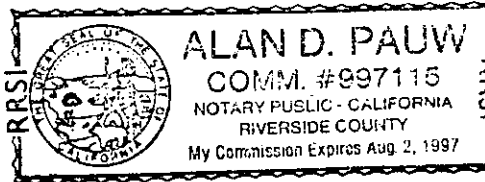
State of California }  
County of Riverside } ss

On January 31, 1996 before me Alan D. Pauw  
(date) (name)

a Notary Public in and for said State, personally appeared

Kingsley J. Bird  
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.

Alan D. Pauw  
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:

\_\_\_\_\_  
\_\_\_\_\_

Dated 31 January 1996

ROSEMARY HAMNER CLAYTON, Successor Co-Trustee, under Declaration of Trust dated September 20, 1969

Rosemary Hamner Clayton  
ROSEMARY HAMNER CLAYTON, Successor Co-Trustee

Dated 31 January 1996

ROSEMARY HAMNER CLAYTON, Successor Co-Trustee, under Declaration of Trust No. 2 dated October 31, 1969

Rosemary Hamner Clayton  
ROSEMARY HAMNER CLAYTON, Successor Co-Trustee

GENERAL ACKNOWLEDGEMENT

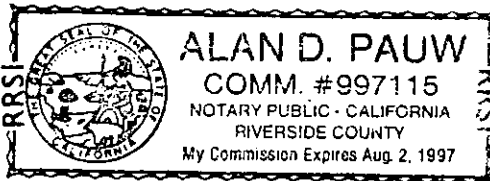
State of California }  
County of Riverside } ss

On January 31, 1996 before me Alan D. Pauw  
(date) (name)

a Notary Public in and for said State, personally appeared

Rosemary Hamner Clayton  
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.

Alan D. Pauw  
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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dated January 31, 1996

SHELLEY L. HAMNER KAIN, Successor Co-Trustee, under Declaration of Trust dated September 20, 1969

[Signature]  
SHELLEY L. HAMNER KAIN, Successor Co-Trustee

Dated January 31, 1996

SHELLEY L. HAMNER KAIN, Successor Co-Trustee, under Declaration of Trust No. 2 dated October 31, 1969

[Signature]  
SHELLEY L. HAMNER KAIN, Successor Co-Trustee

**GENERAL ACKNOWLEDGEMENT**

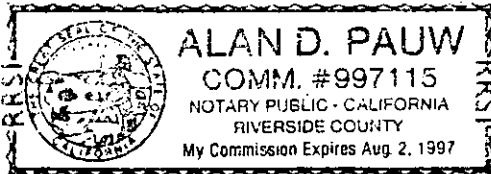
State of California  
County of Riverside } ss

On January 31, 1996 before me Alan D. Pauw  
(date) (name)

a Notary Public in and for said State, personally appeared

Shelley L. Hamner Kain  
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:

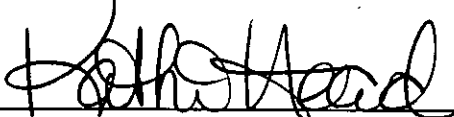
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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 3/1/96

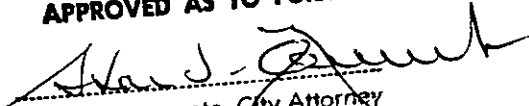
CITY OF RIVERSIDE

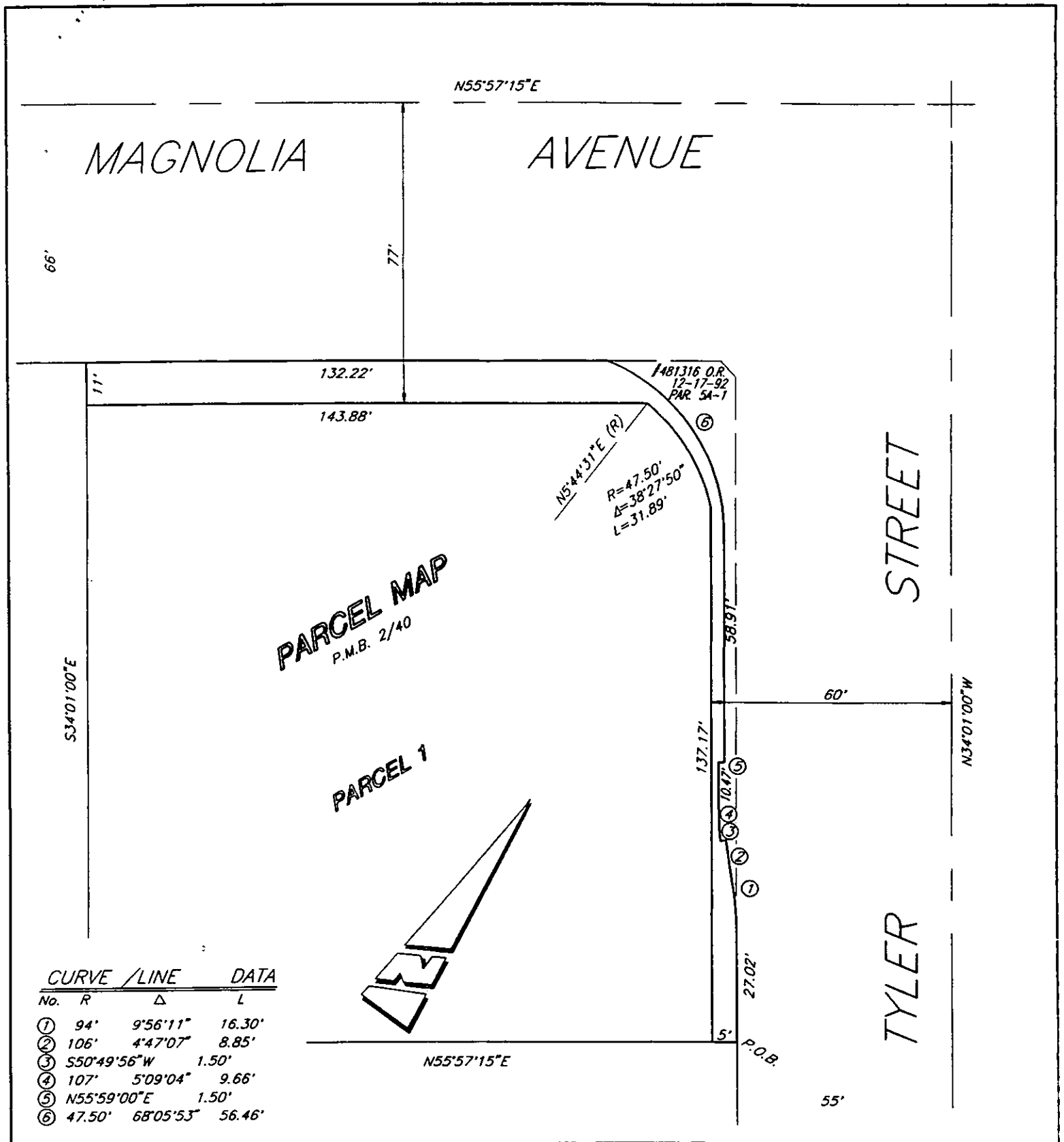


Real Property Services Manager  
of the City of Riverside

MAGNOLIA.D01

APPROVED AS TO FORM

  
Stan T. Yamamoto, City Attorney



No.	CURVE / LINE		DATA
	R	Δ	L
①	94'	9°56'11"	16.30'
②	106'	4°47'07"	8.85'
③	S50°49'56"W		1.50'
④	107'	5°09'04"	9.66'
⑤	N55°59'00"E		1.50'
⑥	47.50'	68°05'53"	56.46'

• 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

80-1

SCALE: N.T.S.

DRAWN BY: Kgp

DATE: 1/5/96

SUBJECT: 10300 MAGNOLIA AVENUE BUILDING PERMIT