

Recording Requested By  
CHICAGO TITLE COMPANY  
When recorded mail to:

127919

RECEIVED FOR RECORD  
AT 2:00 O'CLOCK

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

APR -9 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 \$

FOR RECORDER'S OFFICE USE ONLY

Project: University Avenue Widening  
Parcel 10  
A.P.N. 250-170-004  
TRA: 009-064

10084

GRANT OF EASEMENT

JOAN V. KNIGHT, as to an undivided one-half interest; and J. KENNETH DICKERSON, as to an undivided one-quarter interest; and JOANNE B. KNIGHT, an unmarried woman, as to an undivided 12.5% interest; and J. KENNETH DICKERSON and BRENDA JEANNE DICKERSON, husband and wife, as joint tenants, as to an undivided 12.5% interest, as tenants in common, 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 Lot 58 in Section 19 of the East Riverside Land Co's., subdivision of Section 19, Township 2 South, Range 4 West, San Bernardino Meridian, as shown by map on file in Book 6, Page 44 of Maps, records of San

555457-07

Bernardino County, California, described as follows:

BEGINNING at the southeasterly corner of Parcel 3 of Record of Survey on file in Book 42, Page 19 of Record of Surveys, records of Riverside County, California;

THENCE North 89°51'00" West, along the southerly line of said Parcel 3, a distance of 22.48 feet to a point of cusp with a tangent curve concaving northwesterly, having a radius of 22.50 feet and to which point the radial line bears South 0°09'00" West;

THENCE easterly and northerly to the left along said curve through a central angle of 89°57'00" an arc length of 35.32 feet to the easterly line of said Parcel 3;

THENCE South 0°12'00" West, a distance of 22.48 feet to the POINT OF BEGINNING.

Area - 108.4 square feet.

Dated 7/6/95

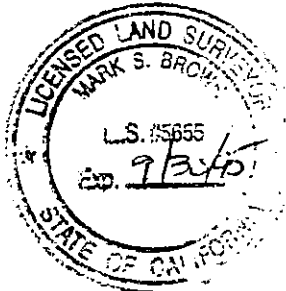
Joan V. Knight  
JOAN V. KNIGHT

Joanne B. Knight  
JOANNE B. KNIGHT

Kenneth Dickerson  
K. KENNETH DICKERSON

Brenda Jeanne Dickerson  
BRENDA JEANNE DICKERSON

DESCRIPTION APPROVAL 2/2395  
AMOS B. by Kop  
SURVEYOR, CITY OF RIVERSIDE



GENERAL ACKNOWLEDGEMENT

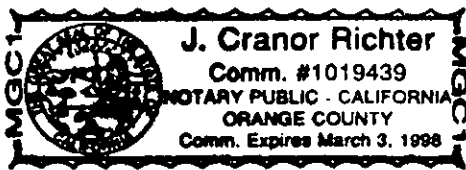
State of California }  
County of Orange } ss

On 7/13/95, before me J. Cranor Richter  
(date) (name)

a Notary Public in and for said State, personally appeared

JOAN V. KNIGHT, JOANNE B. KNIGHT, J. KENNETH DICKERSON  
Name(s) of Signer(s) BRENDA JEANNE DICKERSON

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.

J. Cranor Richter  
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)

Title \_\_\_\_\_

Title \_\_\_\_\_

- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustees(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.

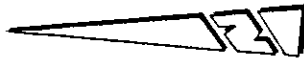
Dated 7/13/95

CITY OF RIVERSIDE

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

APPROVED AS TO FORM

[Signature]  
Stan T. Yamamoto, City Attorney



CRANFORD AVE.

Q S 0°12'00" W

33'

22.48'  
R=22.50' L=35.32'  
Δ=89°57'00"  
S 0°09'00" W (R)

R/S 42/19  
PARCEL 3

PORTION OF LOT 58  
SECTION 19, T2S, R4W, S.B.B. & M.  
EAST RIVERSIDE LAND CO.  
M.B. 6/44 S.B. Co.

UNIVERSITY AVE.

Q N 89°51' W  
(formerly Eighth Street)

50'

• 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

12/19-3  
41-1

SCALE: 1"=20'

DRAWN BY: / *and* DATE: 3/2/94

SUBJECT: UNIVERSITY AVENUE WIDENING, PARCEL 10