

Recording Requested By
CHICAGO TITLE COMPANY

257174 ✓

When recorded mail to:

RECEIVED FOR RECORD
AT 2:00 O'CLOCK

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

JUL 10 1996

ME

Recorded in Official Records
of Riverside County, California

Recorder: 0
Fees \$ 0

0

1

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

TRA: 009-063

Project: University Avenue Widening
Parcel 26
A.P.N. 221-061-004

10037

GRANT OF EASEMENT

ELEANOR PHILLIPS LINDAMOOD, also known as Eleanor I. Phillips, as Surviving Trustee of the "PHILLIPS TRUST" (a revocable grantor type trust without set expiration date), as to an undivided 1/6 interest, 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 located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 2 of Castleman's Addition to Riverside, as shown by map on file in Book 3, Page 19 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at the northeasterly corner of Parcel 1 of Record of Survey on file in Book 48, Page 3 of Record of Surveys, records of Riverside County, California;

THENCE South 89°29'30" West, along the northerly line of said Parcel 1, a distance of 77.60 feet;

THENCE South 0°30'30" East, a distance of 0.5 of a foot;

THENCE South 88°44'35" East, a distance of 77.60 feet to the easterly line of said Parcel 1;

THENCE North 0°15'00" East, along said easterly line, a distance of 2.89 feet to the POINT OF BEGINNING.

Area - 131.5 square feet.

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



Mark S. Brown 10/7/95 Date Prep. kgv
Mark S. Brown, L.S. 5655
License Expires 9/30/95

Dated July 3, 1995

ELEANOR PHILLIPS LINDAMOOD, as
Surviving Trustee of the "PHILLIPS
TRUST"

Eleanor Phillips Lindamood
ELEANOR PHILLIPS LINDAMOOD, Trustee

GENERAL ACKNOWLEDGEMENT

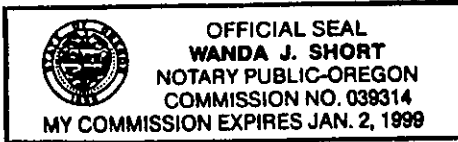
State of Oregon / California }
County of LANE } ss

On July 3, 1995, before me Wanda J Short
(date) (name)

a Notary Public in and for said State, personally appeared

Eleanor Phillips Lindamood
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.

Wanda J Short
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.

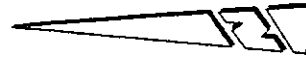
Dated July 19, 1995

CITY OF RIVERSIDE

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

APPROVED AS TO FORM

[Signature]
Steve T. Yamamoto, City Attorney



UNIVERSITY AVE.

To Chicago Ave.

± N 89°29'30" E
(formerly Eighth Street)

49.50'

190.07'

0.50'
S 0°30'30" E

77.60'
S 88°44'35" E

2.89'

N 0°15'00" E

R/S 48/3
PARCEL 1

PORTION OF LOT 2
CASTLEMAN'S ADDITION TO RIVERSIDE
M.B. 3/19 S.B. Co.

1810
1830
1820

• 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

3/22
40-2

SCALE: 1"=60'

DRAWN BY: *[Signature]* DATE: 3/2/94

SUBJECT: UNIVERSITY AVENUE WIDENING, PARCEL 26

13997