

345010

345010

When recorded mail to:

RECEIVED FOR RECORD
AT 8:00AM

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

AUG 18 1998

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$ _____

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

D- 14248

C
LW

Project: **Stover Avenue R/W**
A.P.N. 154-190-007

GRANT OF EASEMENT

ALVORD SCHOOL DISTRICT OF RIVERSIDE COUNTY, 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 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 July 28, 1998

**ALVORD SCHOOL DISTRICT OF
RIVERSIDE COUNTY**

by: Constance Niskell

Assistant Superintendent
title: Business Services

by: _____

title: _____

APPROVED AS TO FORM
Carolyn Confer 8/12/98
CAROLYN CONFER
ASSISTANT CITY ATTORNEY

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On 7-28-98, before me Kathy L. Randall
(date) (name)

a Notary Public in and for said State, personally appeared
Constance Nickell
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.
Kathy L. Randall
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

Title Assistant Superintendent
Title _____

- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

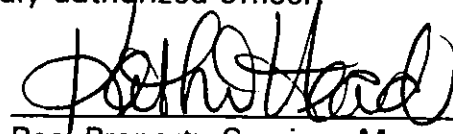
- () Partner(s)
- () General
- () Limited

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

8/17/98

Real Property Services Manager
of the City of Riverside


0030U-02.MAS

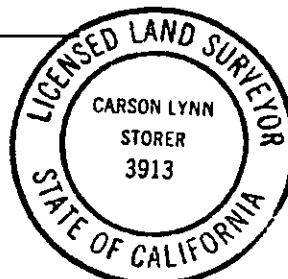
EXHIBIT "A"

LEGAL DESCRIPTION

BEING A PORTION OF THE NORTHEAST ¼ OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 6 WEST, AND THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF THE PROPERTY SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 103, PAGE 29, OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY OF STOVER AVENUE, THENCE NORTH $88^{\circ}05'42''$ WEST 4.11 FEET; THENCE SOUTH $00^{\circ}08'25''$ WEST 484.29 FEET ALONG A LINE 33.00 FEET WESTERLY OF AND PARALLEL, MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID STOVER AVENUE TO A POINT ON THE SOUTH LINE OF THAT PARCEL CONVEYED TO THE ALVORD SCHOOL DISTRICT PER INSTRUMENT NO. 92018, RECORDED ON OCTOBER 28, 1959, IN BOOK 2574, PAGE 143, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH $89^{\circ}51'33''$ EAST 3.01 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID STOVER AVENUE AS ESTABLISHED BY PARCEL 85 ON RECORD OF SURVEY RECORDED IN BOOK 33, PAGE 86, OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY; THENCE NORTH $00^{\circ}08'25''$ EAST 30.84 FEET ALONG SAID RIGHT-OF-WAY TO THE NORTHERLY LINE OF SAID PARCEL 85; THENCE SOUTH $89^{\circ}51'35''$ EAST 2.02 FEET ALONG THE SAID NORTH LINE TO THE SAID WESTERLY RIGHT-OF-WAY AS SHOWN ON SAID RECORD OF SURVEY RECORDED IN BOOK 103, PAGE 29, AND ESTABLISHED 30.00 FEET WESTERLY OF THE CENTERLINE OF STOVER AVENUE PER MAP BOOK 12, PAGES 42 THROUGH 51, AND RECORD OF SURVEY RECORDED IN BOOK 29, PAGE 41; THENCE NORTH $00^{\circ}01'27''$ EAST 453.32 FEET ALONG SAID WESTERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING.


 CARSON L. STORER, P.L.S. 3913
 EXPIRATION DATE: JUNE 30, 2000



DESCRIPTION APPROVED 7/19/28

Walter R. Ayce by —
 SURVEYOR, CITY OF RIVERSIDE

345010

N 89°05'42" W
4.11'

N 89°05'42" W

33'

[Signature]

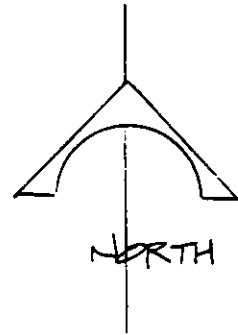
CARSON L. STORER, P.L.S. 3913
EXPIRATION DATE: JUNE 30, 2000



REC OF SURVEY
BX-103 PG 29

INST NO 79281
OR 2545/227

- (A) NORTH LINE PARCEL BS
RS 77/06
- (B) ESTABLISHED 30' WESTERLY
OF E PER RS 103/29



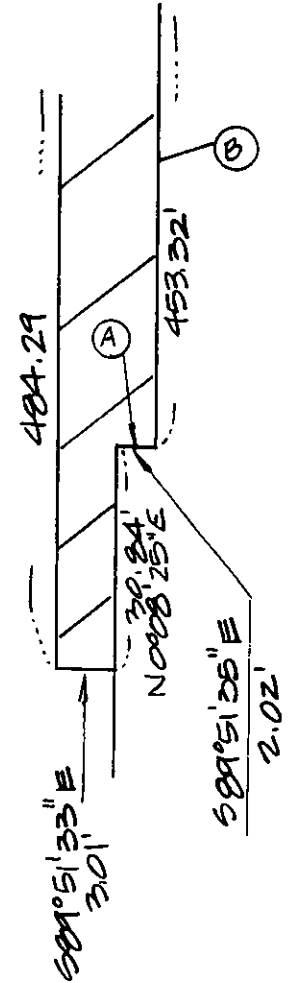
50°08'25" W 484.29'

N 0°01'27" E

N 0°01'27" E

STOVER AVENUE

DETAIL A
N.T.S.



SEE
DETAIL 'A'

S 89°51'33" E

30'

ARLINGTON AVENUE

14248