

RECEIVED FOR RECORD
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When recorded mail to:

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

DEC - 9 1998

Recorded in Official Records
of Riverside County, California
Recorder
Fees \$ 0

FREE RECORDING

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

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LW

FOR RECORDER'S OFFICE USE ONLY

Project: Tyler - Cypress Intersection Improvements
Parcel 13
A.P.N. 150-250-027

D - 14291

113588-7

GRANT OF EASEMENT

HASSAN ROOSTAI, an unmarried man, 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 November 6, 1998

Hassan Roostai
HASSAN ROOSTAI

GENERAL ACKNOWLEDGEMENT

State of California }
County of RIVERSIDE } ss

On Nov 6, 1998, before me KATHY BENSON
(date) (name)

a Notary Public in and for said State, personally appeared
HASSAN ROOSTAI
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 Benson
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 11/18/98

APPROVED AS TO FORM
Carolyn Confer 11/13/98
CAROLYN CONFER
ASSISTANT CITY ATTORNEY

CITY OF RIVERSIDE
[Signature]
Real Property Services Manager
of the City of Riverside

EXHIBIT "A"

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 1 in Block 19 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of Riverside County, California, more particularly described as follows:

BEGINNING at the northwesterly corner of said Lot 1;

THENCE South 6°21'48" East, along the westerly line of said Lot 1, a distance of 144.71 feet to the northwesterly corner of Parcel 1 of that certain parcel of land described deed to Bert Hilborn by document recorded June 26, 1946, in Book 761, Page 77 et seq., of Official Records of said Riverside County;

THENCE North 89°20'00" East, along the northerly line of said Parcel 1, a distance of 13.06 feet to a line parallel with and distant 38.00 feet easterly, as measured at right angles, from the centerline of Tyler Street (formerly Tyler Avenue) as shown by said map;

THENCE North 6°21'48" West, along said parallel line, a distance of 101.08 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 39.50 feet;


THENCE northerly to the right along said curve through a central angle of 95°41'48" an arc length of 65.97 feet to the northerly line of said Lot 1;

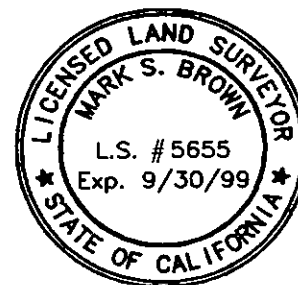
THENCE South 89°20'00" West, along said northerly line of Lot 1, a distance of 56.70 feet to the POINT OF BEGINNING;

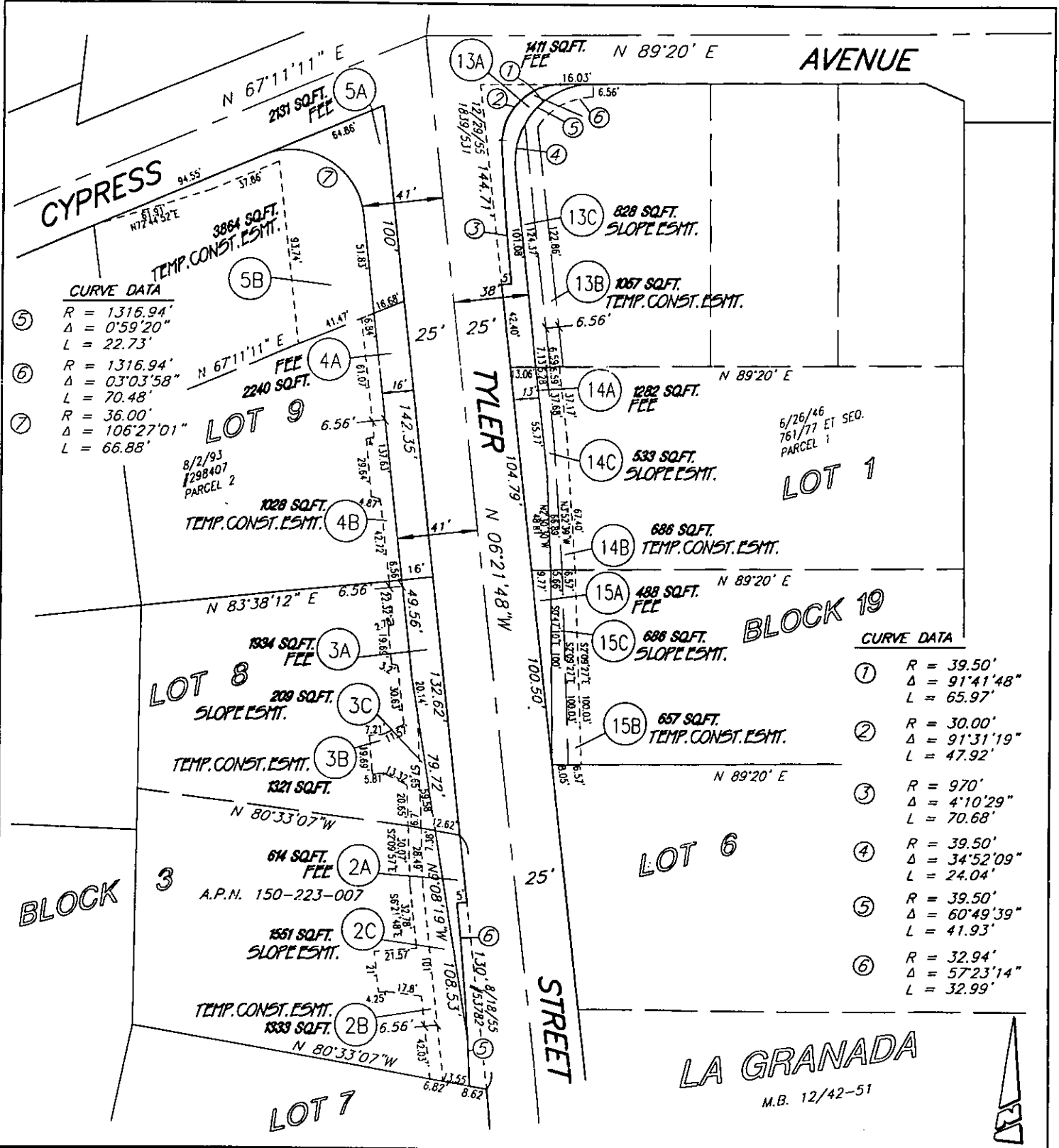
EXCEPTING THEREFROM that portion of said Lot 1 conveyed to the County of Riverside by document recorded December 29, 1955, in Book 1839, Page 531 of Official Records of said Riverside County.

Area - 1411 square feet.

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

 10/27/99 Prep. Yes
 Mark S. Brown, L.S. 5655 Date
 License Expires 9/30/99





CURVE DATA
 ⑤ R = 1316.94'
 Δ = 0°59'20"
 L = 22.73'
 ⑥ R = 1316.94'
 Δ = 03°03'58"
 L = 70.48'
 ⑦ R = 36.00'
 Δ = 106°27'01"
 L = 66.88'

CURVE DATA
 ① R = 39.50'
 Δ = 91°41'48"
 L = 65.97'
 ② R = 30.00'
 Δ = 91°31'19"
 L = 47.92'
 ③ R = 970'
 Δ = 4°10'29"
 L = 70.68'
 ④ R = 39.50'
 Δ = 34°52'09"
 L = 24.04'
 ⑤ R = 39.50'
 Δ = 60°49'39"
 L = 41.93'
 ⑥ R = 32.94'
 Δ = 57°23'14"
 L = 32.99'

• 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

49-6

SCALE: N.T.S.

DRAWN BY: DA

10/26/98

SUBJECT: TYLER - CYPRESS INTERSECTION IMPROVEMENTS