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When recorded mail to:

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

RECEIVED FOR RECORD
AT 8:00AM

JAN 27 1999

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 \$ 0

FOR RECORDER'S OFFICE USE ONLY

Project: Auto Center, Parcel 61

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GRANT OF EASEMENT

Richard E. Fritts and Marie J. Fritts, husband and wife as joint tenants, 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 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 April 22, 1998

Richard E. Fritts

Richard E. Fritts

Marie J. Fritts

Marie J. Fritts

GENERAL ACKNOWLEDGEMENT

OPTIONAL SECTION

State of California }
County of Riverside } ss

CAPACITY CLAIMED BY SIGNER

On July 7, 1998, before me Linda Vanderveldt
(date) (name)

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

a Notary Public in and for said State, personally appeared
Richard E. Fritts and Marie J. Fritts
Name(s) of Signer(s)

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

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.

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



The party(ies) executing this document is/are representing:

WITNESS my hand and official seal.

Linda Vanderveldt

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 1/25/99

CITY OF RIVERSIDE

APPROVED AS TO FORM
Carolyn Confer 9/14/98
CAROLYN CONFER
ASSISTANT CITY ATTORNEY

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

EXHIBIT A

PARCEL 61
A.P.N. 231-250-015

THAT PORTION OF PARCEL 2 OF PARCEL MAP 22133 ON FILE IN PARCEL MAP BOOK 145, PAGES 29 AND 30 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID PORTION LYING BETWEEN THE SOUTHEASTERLY LINE OF AUTO DRIVE AND THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL 2;

THENCE SOUTH $33^{\circ}59'47''$ EAST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 15.00 FEET;

THENCE NORTH $56^{\circ}00'13''$ EAST PARALLEL WITH SAID SOUTHEASTERLY LINE OF AUTO DRIVE, A DISTANCE OF 21.72 FEET;

THENCE SOUTH $33^{\circ}59'47''$ EAST AT RIGHT ANGLES TO SAID SOUTHEASTERLY LINE, A DISTANCE OF 17.00 FEET;

THENCE NORTH $56^{\circ}00'13''$ EAST PARALLEL WITH SAID SOUTHEASTERLY LINE, A DISTANCE OF 14.00 FEET;

THENCE NORTH $33^{\circ}59'47''$ WEST AT RIGHT ANGLES TO SAID SOUTHEASTERLY LINE, A DISTANCE OF 20.00 FEET TO A LINE PARALLEL AND 12.00 FEET SOUTHEASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID SOUTHEASTERLY LINE;

THENCE NORTH $56^{\circ}00'13''$ EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 85.00 FEET;

THENCE SOUTH $33^{\circ}59'47''$ EAST AT RIGHT ANGLES TO SAID SOUTHEASTERLY LINE, A DISTANCE OF 13.00 FEET;

THENCE NORTH $56^{\circ}00'13''$ EAST PARALLEL WITH SAID SOUTHEASTERLY LINE, A DISTANCE OF 77.00 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL 2;

THENCE NORTH $33^{\circ}59'47''$ WEST ALONG SAID NORTHEASTERLY LINE OF SAID

PARCEL 2, A DISTANCE OF 25.00 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL AND SAID SOUTHEASTERLY LINE OF AUTO DRIVE.

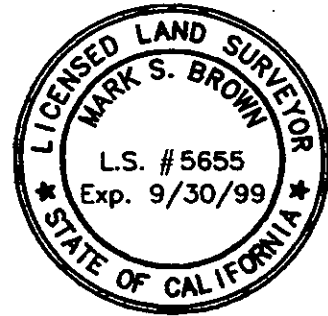
AREA: 3719 SQUARE FEET

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

Mark S. Brown 10/31/77 Prep. *MSE*

Mark S. Brown, L.S. 5655
License Expires 9/30/99

Date



AACPAR61.DSC

