

CHICAGO TITLE COMPANY

086969

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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

MAR - 3 1999

Recorded in Official Records
of Riverside County, California

Recorder

Fee \$ _____

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

Project: La Sierra Avenue Widening
Parcel 066

A.P.N. 149-150-008
TRA 009-030

D - 14359

PS
AC

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AC

0056536-1-K32

GRANT OF EASEMENT

DONALD J. NIPP, as Sole Surviving Trustee of THE NIPP FAMILY TRUST, dated August 24, 1993, 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:

All that portion of the south-half of Section 3, T. 3 S., R. 6 W., of the Rancho La Sierra, as shown by map on file in Book 6, Page 70 of Maps, records of Riverside County, California, more particularly described as follows:

BEGINNING at a point in the southwesterly line of Lot M of Tract No. 2 of La Sierra Heights, as shown by map on file in Book 7, Page 66 of Maps, records of said

Riverside County, distant thereon South 14°12'23" East, a distance of 473.00 feet from the southeasterly line of Lot C (Cypress Avenue) of Golden Terrace, as shown by map on file in Book 11, Page 83 of Maps, records of said Riverside County; said point being the most northerly corner of that certain parcel of land described in deed to the City of Riverside, by document recorded April 30, 1965, as Instrument No. 50660 of Official Records of said Riverside County;

THENCE South 75°03'37" West, along the northwesterly line of said parcel, a distance of 6.00 feet to a line which is parallel with and distant 6.00 feet southwesterly, as measured at right angles, from said southwesterly line of Lot M;

THENCE North 14°12'23" West, along said parallel line, a distance of 63.00 feet to the southeasterly line of that certain parcel of land described in deed to Edwin McDowell, et ux., as Parcel 1 by document recorded November 13, 1967, as Instrument No. 99499 of Official Records of said Riverside County;

THENCE North 75°03'37" East, along said southeasterly line, a distance of 6.00 feet to said southwesterly line of Lot M;

THENCE South 14°12'23" East, along said southwesterly line of Lot M, a distance of 63.00 feet to the POINT OF BEGINNING.

Area - 378 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 12/23/98 Prep. Kop
 Mark S. Brown, L.S. 5655 Date
 License Expires 9/30/99

Dated 12/29/98

DONALD J. NIPP, as Sole Surviving
 Trustee of THE NIPP FAMILY TRUST,
 dated August 24, 1993

Donald J. Nipp
 DONALD J. NIPP, Sole Surviving Trustee

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On 12-29-98, before me Lisa M. Hjulberg
(date) (name)

a Notary Public in and for said State, personally appeared

Donald J. Nipp
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.

Lisa M. Hjulberg
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

() Guardian/Conservator

() Individual(s)

(X) Trustee(s)
() Other

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

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

CONSENT TO RECORDATION

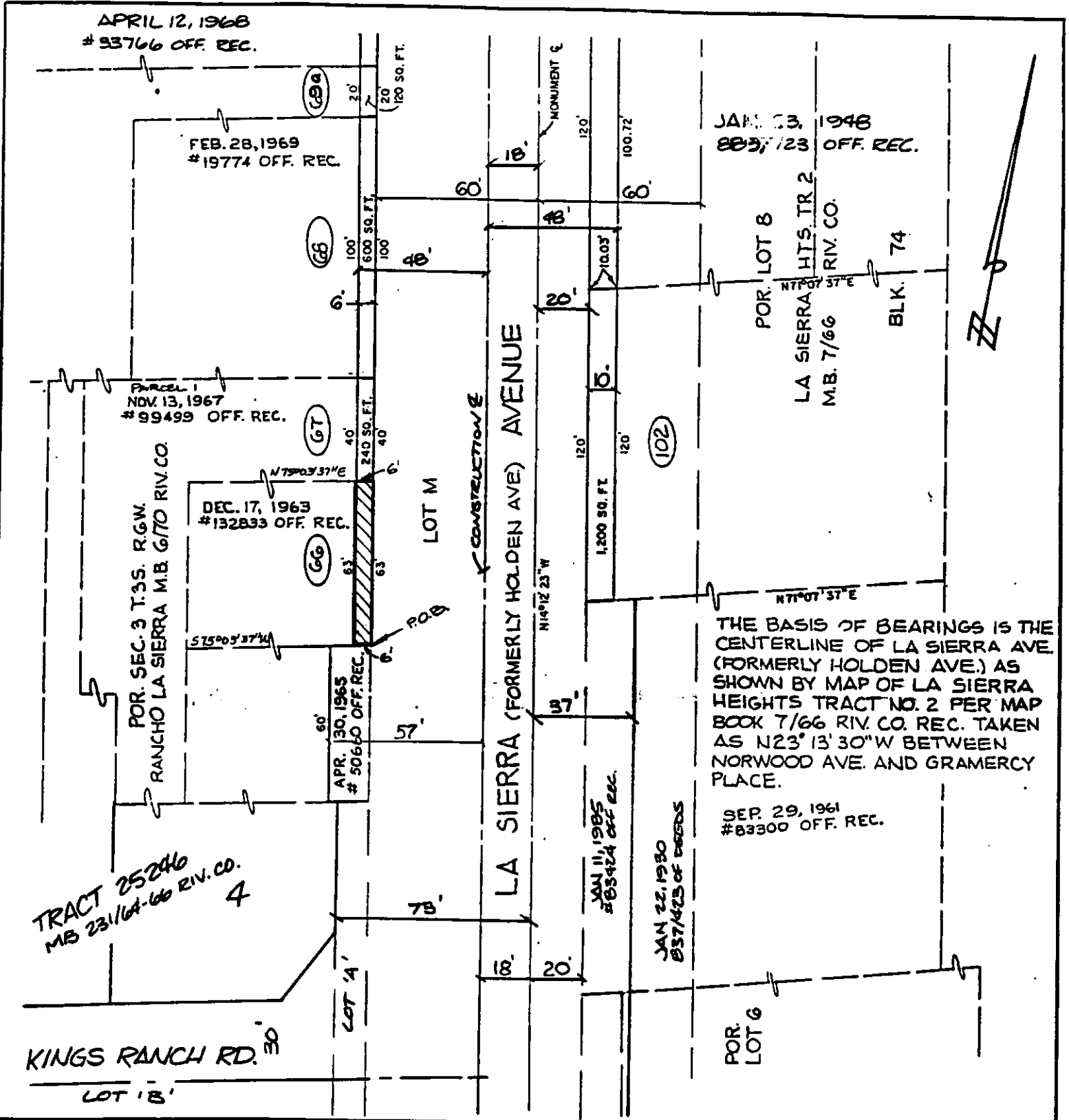
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 1/28/99

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

PAR066.DED

APPROVED AS TO FORM
Carolyn Confer 1/28/99
CAROLYN CONFER
ASSISTANT CITY ATTORNEY



• 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

48-8

SCALE: 1"=50'

DRAWN BY: CURT

DATE: 9/19/96

SUBJECT: LA SIERRA AVENUE WIDENING