

MF

**CHICAGO TITLE COMPANY**

When recorded mail to:

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

**DOC # 1999-193789**

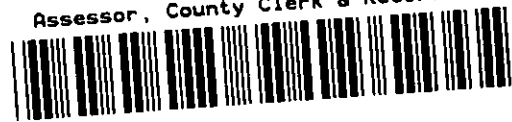
05/05/1999 08:00A Fee:NC

Page 1 of 4

Recorded in Official Records  
County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



**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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	1		2						
A	R	L				COPY	LONG	REFUND	NCHG

FOR RECORDER'S OFFICE USE ONLY

Project: La Sierra Avenue Widening  
Parcel 088

A.P.N. 149-080-025  
TKA 009-020

D - 14396



6026506-1233

GRANT OF EASEMENT

JOHN J. PRATT and BINH-AN PHAM, husband and wife as community property, 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 located in the City of Riverside, County of Riverside, State of California, described as follows:

All that portion of Lot 4 of Twin Buttes Block, as shown by map on file in Book 10, Page 39 of Maps, records of Riverside County, California, more particularly described as follows:

BEGINNING at the most easterly corner of that certain parcel of land described in deed to the City of Riverside, by document recorded September 5, 1975, as Instrument No. 109064 of Official Records of said Riverside County;

THENCE South 8°19'37" West, along the easterly line of said parcel described in document recorded September 5, 1975, a distance of 20.22 feet to a line which is parallel with and distant 30.00 feet northeasterly, as measured at right angles, from the centerline of La Sierra Avenue (formerly Holden Avenue);

THENCE South 31°40'43" East, along said parallel line, a distance of 33.13 feet to the southeasterly line of that certain parcel of land described in deed to John J. Pratt, et ux., by document recorded June 20, 1989, as Instrument No. 202476 of Official Records of said Riverside County;

THENCE North 68°16'17" East, along said southeasterly line of the parcel described in document recorded June 20, 1989, a distance of 20.31 feet to a line which is parallel with and distant 50.00 feet northeasterly, as measured at right angles, from said centerline of La Sierra Avenue;

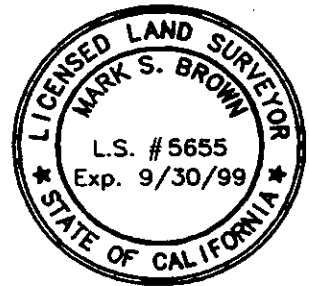
THENCE North 31°40'43" West, along said parallel line, a distance of 50.66 feet to the southeasterly line of that certain parcel of land described in deed to the City of Riverside, by document recorded April 12, 1974, as Instrument No. 43042 of Official Records of said Riverside County;

THENCE South 70°09'58" West, along the southeasterly line of said parcel described in document recorded April 12, 1974, a distance of 7.15 feet to the POINT OF BEGINNING.

Area - 902 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 8/17/98 Prep. Kop  
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/99



Dated 9-17-98

John J. Pratt  
JOHN J. PRATT

Binh-An Pham  
BINH-AN PHAM

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss

On 9-17-98, before me Lisa M. Hjulberg  
(date) (name)

a Notary Public in and for said State, personally appeared

John J. Pratt and Binhai Pham  
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)

- ( ) Trustee(s)

- ( ) Other

- ( ) Partner(s)

- ( ) General

- ( ) Limited

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

CONSENT TO RECORDATION

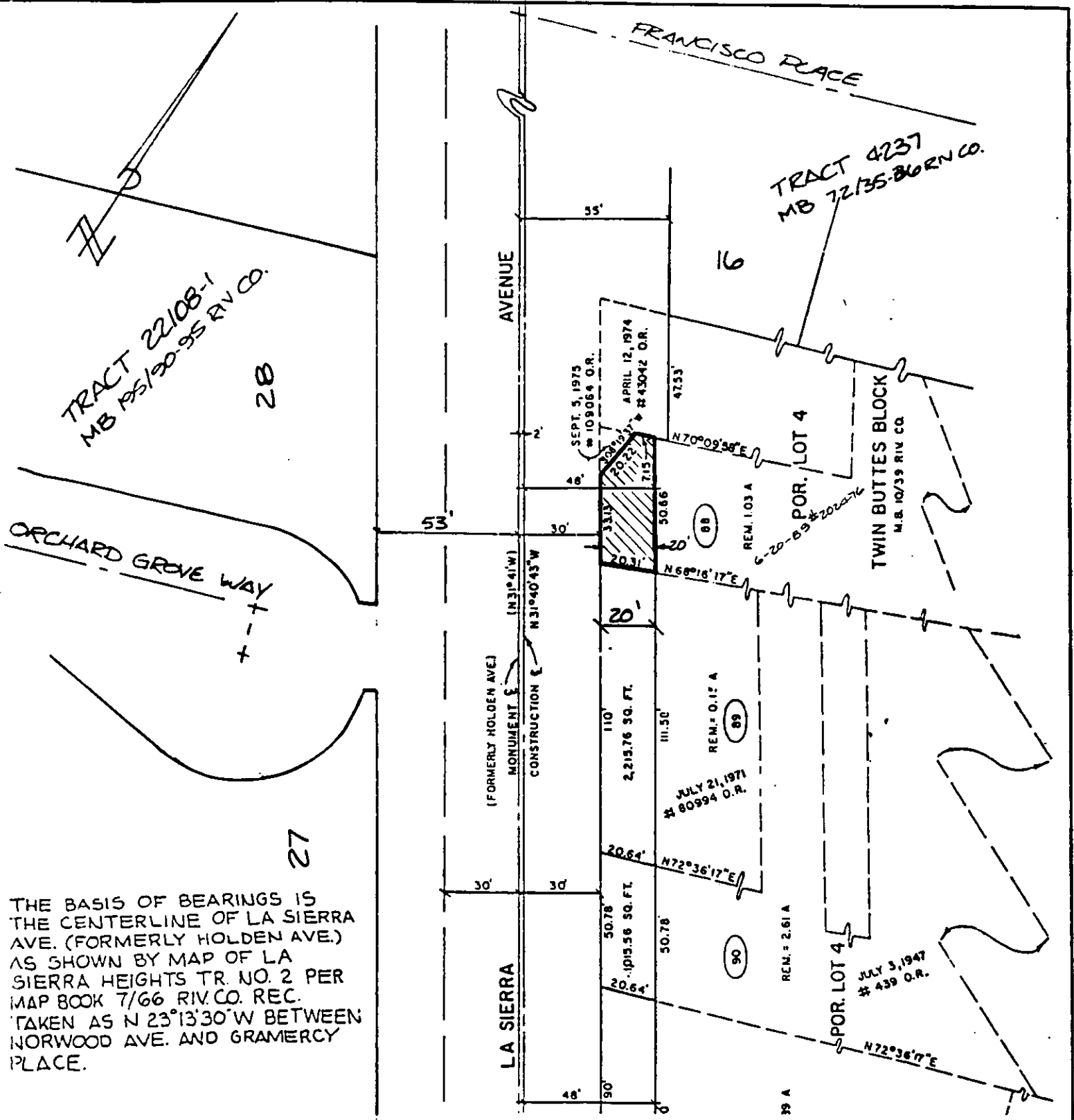
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 18233 of said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

Dated 9/21/98

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

PAR088.DED

APPROVED TO FORM  
11-1313-9-18-98  
DEPUTY CITY ATTORNEY



THE BASIS OF BEARINGS IS THE CENTERLINE OF LA SIERRA AVE. (FORMERLY HOLDEN AVE.) AS SHOWN BY MAP OF LA SIERRA HEIGHTS TR. NO. 2 PER MAP BOOK 7/66 RIV. CO. REC. TAKEN AS N 23°13'30\" W BETWEEN NORWOOD AVE. AND GRAMERCY PLACE.

• 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

48-5

SCALE: 1"=50'

DRAWN BY: CURT

DATE: 9/19/96

SUBJECT: LA SIERRA AVENUE WIDENING