

When recorded mail to:

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

**DOC # 1999-491036**

11/05/1999 08:00A Fee:NC

Page 1 of 5

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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FOR RECORDER'S OFFICE USE ONLY

Project: MP-003-779  
Acorn St. n'ly of Central Ave.  
A.P.N. 189-160-031

D -



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, FLEXSTEEL INDUSTRIES INC., a Minnesota corporation, as Grantor, grants 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 the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of public sidewalk facilities, together with all necessary appurtenances, in, under, upon, over and along that certain real property described Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing,

relocating, renewing and removing said public sidewalk facilities.

Dated October 26, 1999

FLEXSTEEL INDUSTRIES INC., a  
Minnesota corporation

By E. J. Monaghan

Title COO & Exec Vice Pres.

By R. J. Klosterman

Title Vice Pres Finance & Sec



1999-491036  
11/05/1999 08:08A  
2 of 5

State of Iowa  
~~California~~  
County of DUBUQUE } ss

**GENERAL ACKNOWLEDGEMENT**

On OCTOBER 26, 1999 before me JEFFREY D. HOWE  
(date) (name)

a Notary Public in and for said State, personally appeared

E. J. MONAGHAN AND R. J. KLOSTERMAN

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.



Jeffrey D. Howe  
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 11/5/99

**CITY OF RIVERSIDE**

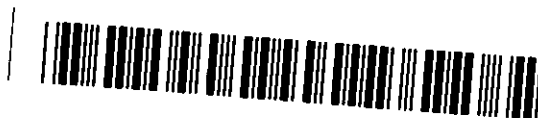


Real Property Services Manager  
of the City of Riverside

APPROVED AS TO FORM

*Christina Lopez 11/3/99*  
CITY CLERK  
ASSISTANT CITY ATTORNEY

FLEXSTEEL.DOC



1999-491036  
11/05/1999 08:00A  
3 of 5

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**EASEMENT FOR SIDEWALK PURPOSES**

THOSE PORTIONS OF LOTS 54, 63 AND 64 OF McCLASKEY TRACT AS PER MAP RECORDED IN BOOK 10, PAGES 36 AND 37 OF MAPS, RIVERSIDE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THREE STRIPS OF LAND 50 FEET IN WIDTH LYING 25 FEET, MEASURED AT RIGHT ANGLES AND PARALLEL TO, AND ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINES:

BEGINNING AT THE CENTERLINE INTERSECTION OF ACORN STREET AND CENTRAL AVENUE (FORMERLY VANBUREN STREET AND HANTON STREET, RESPECTIVELY); THENCE NORTH, ALONG THE CENTERLINE OF SAID ACORN STREET, A DISTANCE OF 161.69 FEET TO A POINT HEREAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING, NORTH, ALONG THE CENTERLINE OF SAID ACORN STREET, A DISTANCE OF 371.00 FEET TO A POINT HEREAFTER REFERRED TO AS POINT "B"; THENCE CONTINUING, NORTH, ALONG THE CENTERLINE OF SAID ACORN STREET, A DISTANCE OF 299.63 FEET TO A POINT HEREAFTER REFERRED TO AS POINT "C":

COMMENCING AT THE AFOREMENTIONED POINT "A"; THENCE EAST, A DISTANCE OF 35.00 FEET TO THE POINT OF TERMINATION.

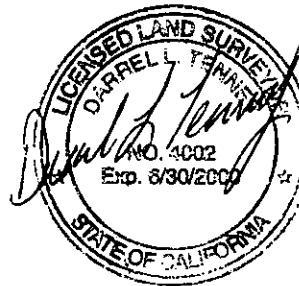
ALSO;

COMMENCING AT THE AFOREMENTIONED POINT "B"; THENCE EAST, A DISTANCE OF 35.00 FEET TO THE POINT OF TERMINATION.

ALSO;

COMMENCING AT THE AFOREMENTIONED POINT "C"; THENCE EAST, A DISTANCE OF 35.00 FEET TO THE POINT OF TERMINATION.

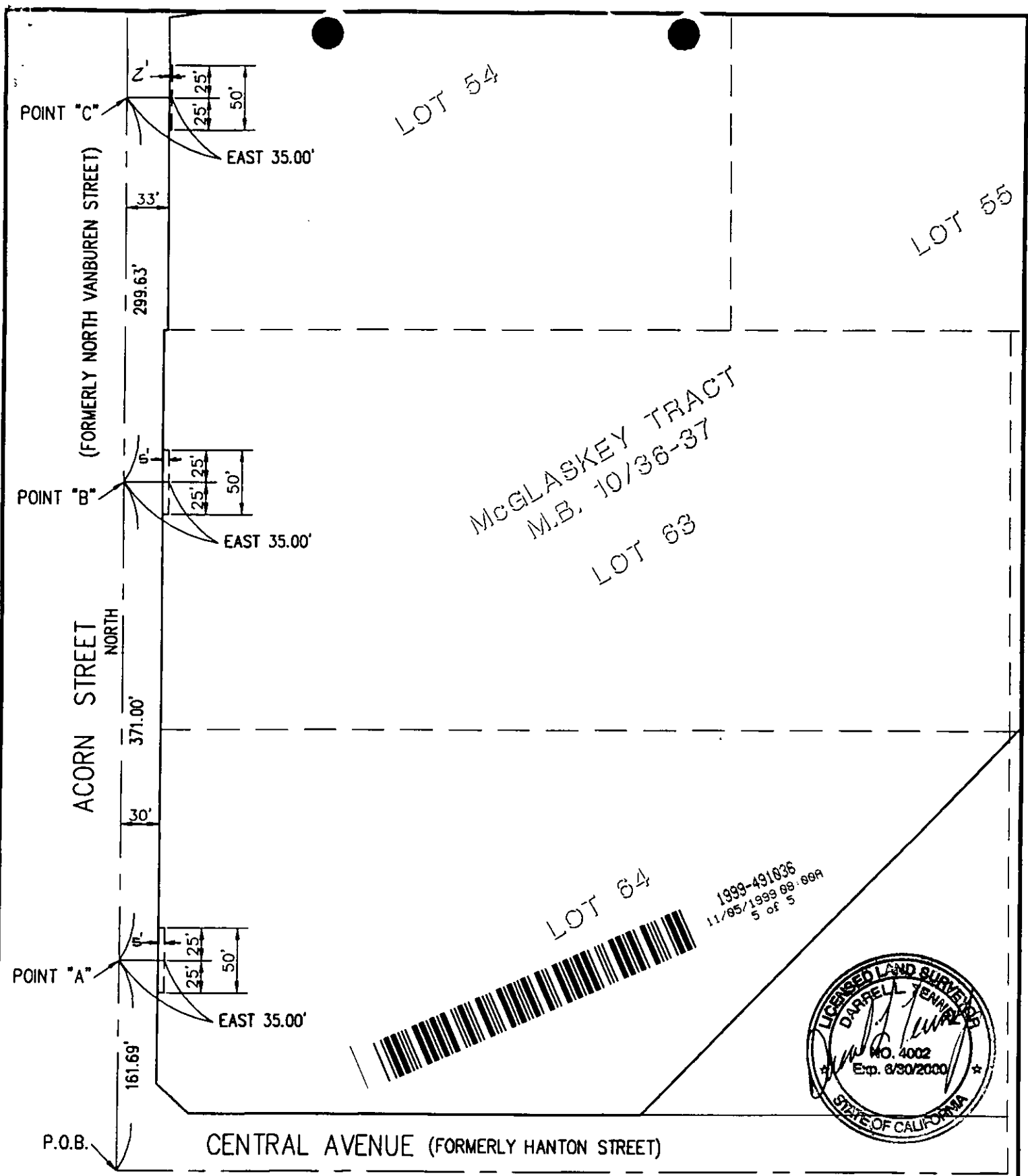
EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN SAID ACORN STREET.



DESCRIPTION APPROVAL *(Signature)*  
*(Signature)* by *(Signature)*  
VEYCA, CITY OF RIVERSIDE



1999-491836  
11/85/1999 09:09A  
4 of 5



LOT 54

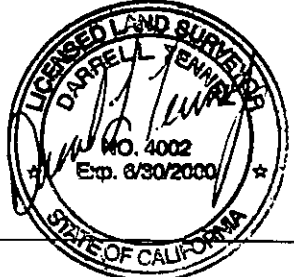
LOT 55

McGLASKEY TRACT  
M.B. 10/36-37

LOT 63

LOT 64

1999-491036  
11/05/1999 08:00A  
5 of 5



CIVIL ENGINEERING, PLANNING, LAND SURVEYING  
1485 SPRUCE STREET, SUITE "H"  
RIVERSIDE, CALIFORNIA 92507  
(909) 342-0036 FAX (909) 342-0268

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.

SCALE: 1"=100'

J.N. 3697 3518  
5012

14492