

When recorded mail to:

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

DOC # 2000-151262

04/24/2000 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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FOR RECORDER'S OFFICE USE ONLY

Project: 14TH & Sedgwick
A.P.N. 221-133-003

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GRANT OF EASEMENT

LEONARD WALKER, a widower, 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 4-11-00

Leonard Walker
LEONARD WALKER

GENERAL ACKNOWLEDGEMENT

State of California

County of RIVERSIDE } ss

On 4-11-00, before me AUDREY D. JOHNSON
(date) (name)

a Notary Public in and for said State, personally appeared

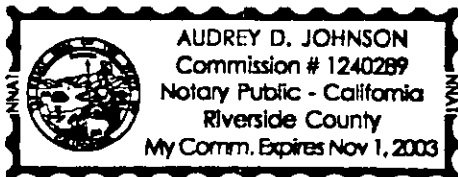
LEONARD WALKER

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.

Audrey D. Johnson
Signature



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 4/13/00

CITY OF RIVERSIDE

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

APPROVED AS TO FORM

Carolyn Conter 4/12/00
CAROLYN CONTER
ASSISTANT CITY ATTORNEY

WALKERG0E.DOC

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)
Title _____
Title _____
- () Guardian/Conservator
- (X) Individual(s)
- () Trustee(s)
- () Other
- () Partner(s)
() General
() Limited

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

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EXHIBIT "A"

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

Those portions of Lot 19 of Castleman's Addition to Riverside, as shown by map on file in Book 3, Page 19 of Maps, records of San Bernardino County, California, described as follows:

COMMENCING at the southeasterly corner of said Lot 19;

THENCE North 89°08'36" West, along the southerly line of said Lot 19, a distance of 48.33 feet to the most easterly corner of that certain parcel of land described in deed to Leonard Walker, by document recorded February 3, 1978, as Instrument No. 21597 of Official Records of Riverside County, California, and the POINT OF BEGINNING of the parcel of land being described; said corner also being in the southwesterly line of that certain parcel of land (portion of 14th Street) described in deed to the City of Riverside by document recorded July 16, 1954, in Book 1609, Page 568, et seq., of Official Records of said Riverside County;

THENCE North 89°08'36" West, continuing along said southerly line, a distance of 38.68 feet to the beginning of a non-tangent curve concaving westerly, having a radius of 19.00 feet and to which the radius bears North 49°58'36" West;

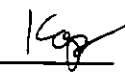
THENCE northerly to the left along said curve through a central angle of 93°00'52" an arc length of 30.84 feet;

THENCE North 37°00'31" East, along a line radial to said curve, a distance of 0.50 of a foot to a point in said southwesterly line of the parcel of land described in deed to the City of Riverside; said point being in a curve concaving northeasterly, having a radius of 544.00 feet and to which the radius bears North 37°00'31" East;

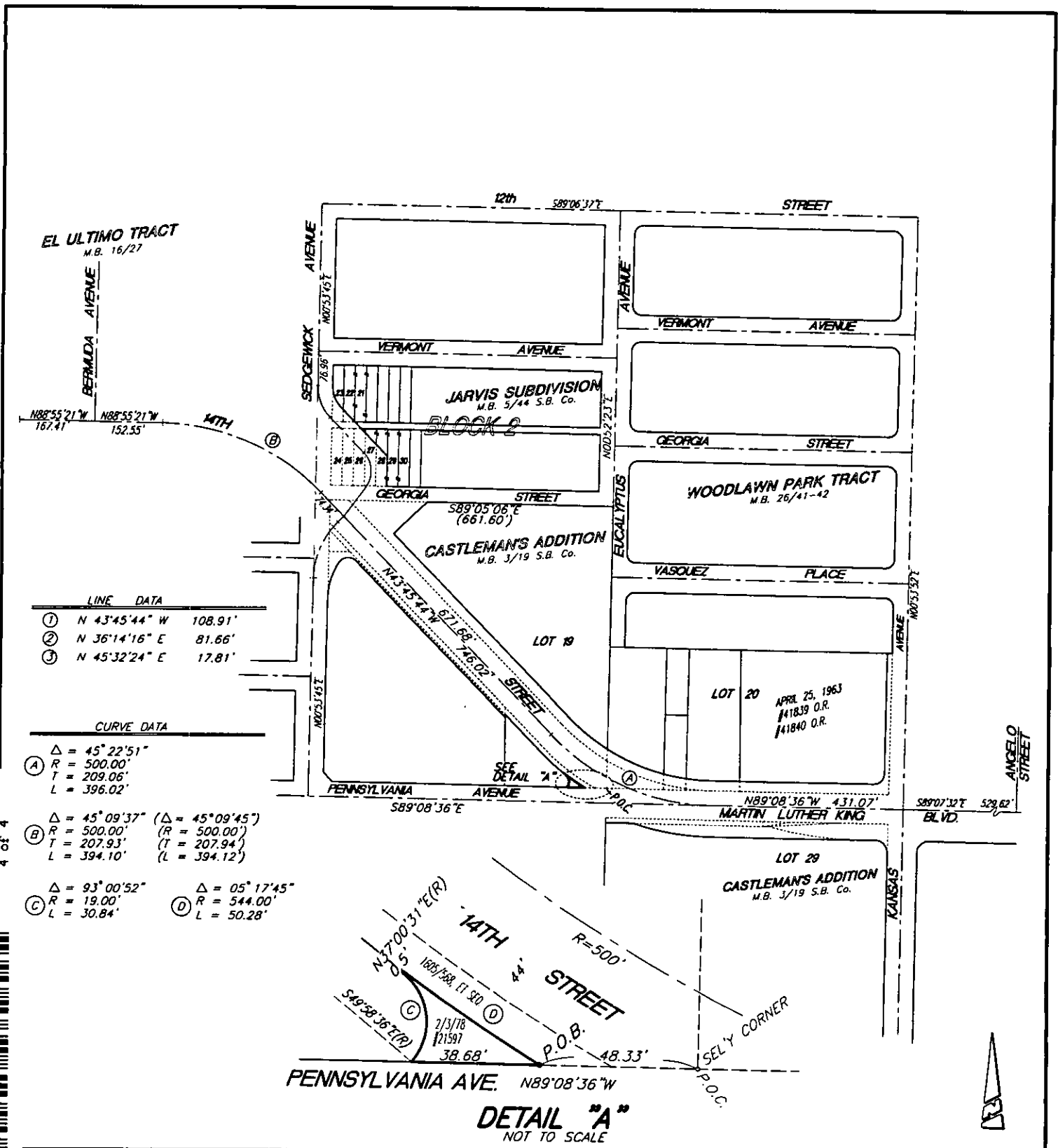
THENCE southeasterly to the left along said curve and along said southwesterly line through a central angle of 5°17'45" an arc length of 50.28 feet to the POINT OF BEGINNING.

Area - 409 square feet.

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

 3/22/00 Date  Prep. 
Mark S. Brown, L.S. 5655
License Expires 9/30/03





LINE DATA

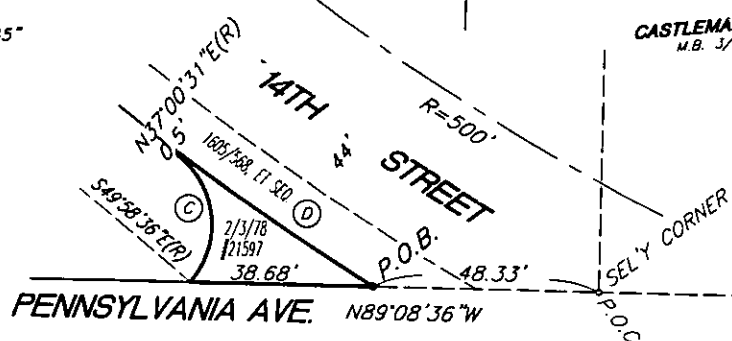
①	N 43°45'44" W	108.91'
②	N 36°14'16" E	81.66'
③	N 45°32'24" E	17.81'

CURVE DATA

Ⓐ	Δ = 45°22'51"	R = 500.00'	T = 209.06'	L = 396.02'
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Ⓑ	Δ = 45°09'37"	(Δ = 45°09'45")	R = 500.00'	(R = 500.00')	T = 207.93'	(T = 207.94')	L = 394.10'	(L = 394.12')
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Ⓒ	Δ = 93°00'52"	R = 19.00'	L = 30.84'
Ⓓ	Δ = 05°17'45"	R = 544.00'	L = 50.28'



DETAIL "A"
NOT TO SCALE

• 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

40-6

SCALE: N.T.S. DRAWN BY: Kgs DATE: 3/17/00

SUBJECT: 14TH STREET WIDENING - WALKER G.O.E.

14560