

When recorded mail to:

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

DOC # 2000-388481

10/03/2000 08:00A Fee:NC

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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: LL-028-990
3695 Everest Avenue
A.P.N. 233-040-034, 035 & 036

C
AS

D - 14615

GRANT OF EASEMENT

PAUL W. VICKNAIR and KAREN A. VICKNAIR, Trustor(s) and Trustee(s) of the PAUL W. VICKNAIR and KAREN A. VICKNAIR FAMILY TRUST, dated October 3, 1996, 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 September 16, 2000

PAUL W. VICKNAIR and KAREN A. VICKNAIR, Trustor(s) and Trustee(s) of the PAUL W. VICKNAIR and KAREN A. VICKNAIR FAMILY TRUST, dated October 3, 1996

Paul W. Vicknair, Trustee
PAUL W. VICKNAIR, Trustee

Karen A. Vicknair, Trustee
KAREN A. VICKNAIR, Trustee

GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside } ss

On Sept 16 2000 before me JUNE E. MULLEN
(date) (name)

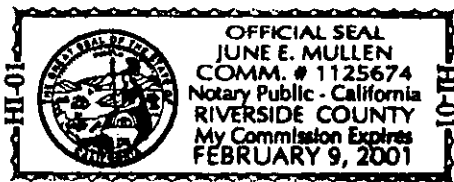
a Notary Public in and for said State, personally appeared

PAUL W. VICKNAIR and KAREN A. VICKNAIR
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.

June E. Mullen, Notary Public
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:



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**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.

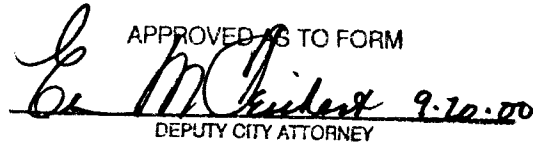
Dated 9/28/00

CITY OF RIVERSIDE



Real Property Services Manager
of the City of Riverside

LL028990G0E.DOC

APPROVED AS TO FORM

DEPUTY CITY ATTORNEY



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EXHIBIT "A"

LEGAL DESCRIPTION

THE WESTERLY 3.00' OF THAT PORTION OF LOT 6, IN BLOCK 25, OF THE VILLAGE OF ARLINGTON, AS SHOWN BY MAP RECORDED IN BOOK 1, PAGE 62 OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF LOT 49 OF THE MERICKEL SUBDIVISION OF LOTS 4, 5, AND 6, IN BLOCK 25 OF THE VILLAGE OF ARLINGTON AS SHOWN BY MAP OF SAID SUBDIVISION ON FILE IN BOOK 7, PAGE 10, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTHERLY, ALONG THE EASTERLY LINE OF SAID LOT 6, 175.00 FEET;

THENCE WESTERLY, ALONG THE SOUTHERLY LINE OF PARCEL 2, DESCRIBED IN DEED TO PAUL AND KAREN VICKNAIR RECORDED 9/15/78 AS INSTRUMENT NUMBER 195301, 300 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF EVEREST AVENUE, 60 FEET IN WIDTH, AS SHOWN ON SAID MAP OF THE MERICKEL SUBDIVISION;

THENCE NORTHERLY, ALONG THE SOUTHERLY PROLONGATION OF SAID EASTERLY LINE OF EVEREST AVENUE, (60 FEET IN WIDTH), 175.00 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF LOT 49 OF THE SAID MERICKEL SUBDIVISION;

THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF SAID LOT 49, 300 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

Containing Approximately 0.01 acres net.

Legal Description Prepared By:

Bradley H. Worrel 8-21-00
BRADLEY H. WORREL, R.C.E. 33844
Exp. 6-30-02



DESCRIPTION APPROVAL 9/19/00
K. Strat
for SURVEYOR, CITY OF RIVERSIDE by _____

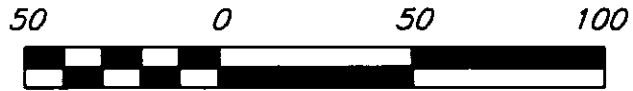
PURSUANT TO LOT LINE ADJUSTMENT No. LL-028-990, APPROVED 5/12/2000.



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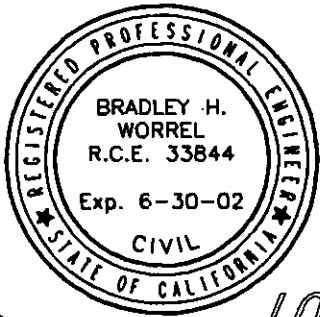
PREPARED UNDER
THE SUPERVISION OF:



Scale 1" = 50 ft

Bradley H. Worrel 7-17-00
BRADLEY H. WORREL
R.C.E. 33844

EASTERLY LINE LOT 6, PER M.B. 1/62, S.B. Co.
175.00'



MOST EASTERLY
CORNER LOT 49
M.B. 7/10

P.O.B. Pcl. 1

LOT 6,

BLK. 25,

M.B. 1/62,

S.B. Co.

MAGNOLIA AVENUE

LOT 49, M.B. 7/10

SOUTHERLY LINE LOT 49,
PER M.B. 7/10
300' ±

SOUTHERLY LINE OF PCL 2, DESCRIBED
IN DEED TO PAUL AND KAREN VICKNAIR
RECORDED 9/15/78, INST. No. 195301.
300' ±

E'LY. LINE EVEREST AVE.
PER M.B. 7/10

864' ±

175' ±

3'

33'

30'

60'

EVEREST AVENUE

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 SHEETS

SCALE: 1" = 50'

DRAWN BY: BHW DATE: 7/17/00

SUBJECT: LL-028-990

106.5

W.O. No. 00-483

14615

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