

When recorded mail to:

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

DOC # 2001-119658

03/23/2001 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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Project: Tyler & Magnolia
A.P.N. 138-100-017

D - 14679



GRANT OF EASEMENT

ROSEMARY HAMNER CLAYTON, CHARLES K. BIRD AND SHELLEY L. HAMNER KAIN,
as Co-Trustees of The **JOHN A. HAMNER TRUSTS No. 1 and No. 2,** 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 2-23-01

ROSEMARY HAMNER CLAYTON,
CHARLES K. BIRD AND SHELLEY L.
HAMNER KAIN, as Co-Trustees of The
JOHN A. HAMNER TRUSTS No. 1 and
No. 2

Rosemary Hamner Clayton, Trustee
Rosemary Hamner Clayton, Co-Trustee

Charles K. Bird, Trustee
Charles K. Bird, Co-Trustee

Shelley L. Hamner Kain, Trustee
Shelley L. Hamner Kain, Co-Trustee

GENERAL ACKNOWLEDGEMENT

State of California
County of RIVERSIDE } ss

On FEB. 23, 2001, before me SUZANNE M. BRIGGS,
(date) (name) NOTARY PUBLIC

a Notary Public in and for said State, personally appeared
ROSEMARY HAMNER CLAYTON, CHARLES K. BIRD, SHELLEY L. HAMNER KAIN
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.

Suzanne M. Briggs
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:

14679



**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 3/13/01

CITY OF RIVERSIDE

APPROVED AS TO FORM
Erin M. Gribble 3-1-01
SUPERVISING DEPUTY CITY ATTORNEY

John Stoad
Real Property Services Manager
of the City of Riverside

MAGNOLIA & TYLER GOE.DOC



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EXHIBIT "A"
LEGAL DESCRIPTION

THAT PORTION OF PARCEL 3 OF PARCEL MAP AS SHOWN BY MAP ON FILE IN BOOK 2 OF PARCEL MAPS, AT PAGE 40 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF MAGNOLIA AVENUE AND TYLER STREET AS SHOWN ON SAID PARCEL MAP;

THENCE S34°00'00"E, ALONG THE CENTERLINE OF SAID TYLER STREET, A DISTANCE OF 608.73 FEET;

THENCE S56°00'00"W, A DISTANCE OF 55.00 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL 3, ALSO BEING THE SOUTHWESTERLY LINE OF SAID TYLER STREET, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE AS PARCEL 5A-5 BY DEED RECORDED 17 DECEMBER, 1992, AS INSTRUMENT NO. 481316, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT ALSO BEING THE POINT OF BEGINNING OF PARCEL TO BE DESCRIBED;

THENCE N34°00'00"W, ALONG SAID NORTHEASTERLY LINE OF PARCEL 3, ALSO BEING THE SOUTHWESTERLY LINE OF TYLER STREET, A DISTANCE OF 9.97 FEET;

THENCE S11°00'00"W, A DISTANCE OF 30.22 FEET;

THENCE S79°00'00"E, A DISTANCE OF 30.22 FEET, TO A POINT ON SAID NORTHEASTERLY LINE OF PARCEL 3, ALSO BEING THE SOUTHWESTERLY LINE OF TYLER STREET;

THENCE N34°00'00"W, ALONG SAID NORTHEASTERLY LINE OF PARCEL 3, ALSO BEING THE SOUTHWESTERLY LINE OF TYLER STREET, A DISTANCE OF 4.70 FEET, TO THE MOST SOUTHEASTERLY CORNER OF SAID PARCEL 5A-5;

THENCE N89°00'27"W, A DISTANCE OF 16.10 FEET;

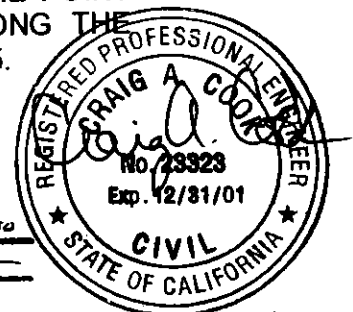
THENCE N00°59'33"E, A DISTANCE OF 23.00 FEET, TO THE POINT OF BEGINNING, THE LAST TWO COURSES BEING ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID PARCEL 5A-5.

PARCEL CONTAINS 0.01 ACRES, MORE OR LESS.

N:\1898\Documents\LEGAL DESCRIPTION.doc

DESCRIPTION APPROVAL 10/25/00

for K. Shaw by _____
SURVEYOR, CITY OF RIVERSIDE



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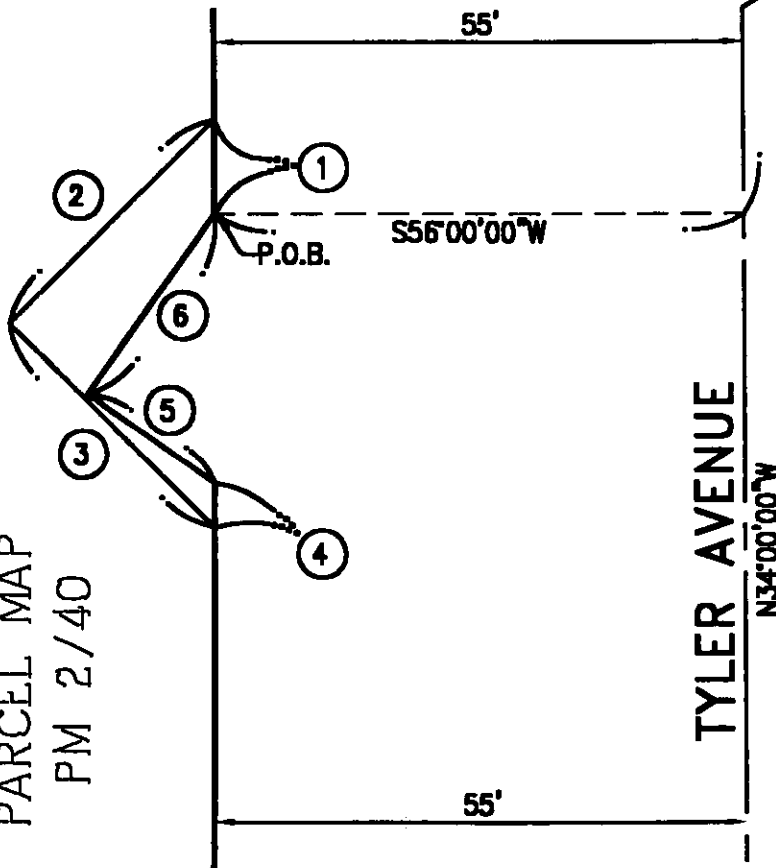


MAGNOLIA AVENUE

P.O.C.

608.73'

55'



S56°00'00"W

P.O.B.

N34°00'00"W

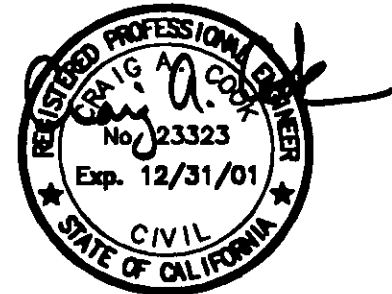
55'

LINE DATA TABLE

○	BEARING	DISTANCE
1	N34°00'00"W	9.97'
2	S11°00'00"W	30.22'
3	S79°00'00"E	30.22'
4	N34°00'00"W	4.70'
5	N89°00'27"W	16.10'
6	N00°59'33"E	23.00'

PARCEL 3
PARCEL MAP
PM 2/40

TYLER 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

80-1

SCALE: 1"=20'

DRAWN BY: JLE, DATE: 10/23/00

SUBJECT: MAGNOLIA & TYLER

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