

When recorded mail to:

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

DOC # 2001-326707

07/16/2001 08:00A Fee:NC

Page 1 of 6

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)

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		6						
								✓	LC
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

Project: **RZ-003-001**
RIVERSIDE Ave. R/W

D - 14736



GRANT OF EASEMENT

RAYMOND MAGNON, a married man as his sole and separate property, as Grantor, 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 6-25-01

Raymond Magnon
RAYMOND MAGNON

I am the spouse of *Raymond Magnon*, and I hereby consent and join in granting the easement hereinabove described to the City of Riverside, a municipal corporation of the State of California, as Grantee, and I hereby release and quitclaim any community property interest that I may have in said easement to said Grantee.

Rae Ann Magnon
signature)
Rae Ann Magnon
(print name)

APPROVED AS TO FORM
Kathleen M. Brown
ASSI. CITY ATTORNEY



2001-326707
07/16/2001 08:08A
2 of 6

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

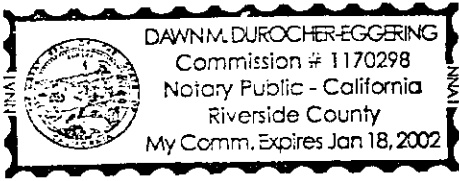
State of California }
 County of Riverside } ss.

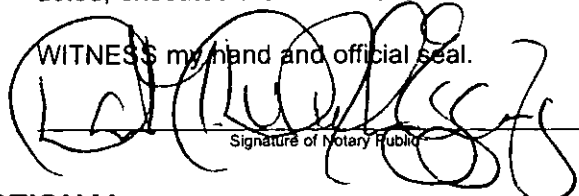
On June 27, 2001, before me, DAWN M. DUROCHER-EGGERING, Notary Public,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared RAFAEL M. MALDONADO
Name(s) of Signer(s)

- personally known to me
- 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.

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant of Easement

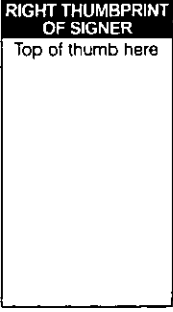
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

- Signer's Name: _____
- Individual
 - Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____

Signer Is Representing: _____



14736
 14736

GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside } ss

On June 25, 2001, before me Dawn M. DuRocher-Eggering
(date) (name)

a Notary Public in and for said State, personally appeared

RAYMOND MAGNAN
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.

[Signature]
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 7/10/01

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



2001-326707
07/16/2001 08:00A
4 of 6

EXHIBIT "A"

That portion of Lot 15 of Laura Lane Park Tract as shown by map on file in Book 25 of Maps, pages 48 and 49 thereof, records of Riverside County, California, **together** with that portion of the North half of the East half of the Northwest Quarter of the Southeast Quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian according to United States Government Survey, described as follows:

Beginning at the Northeast corner of said Lot 15;

Thence South 00°02' East, along the easterly line of said Lot 15 and along the easterly line of Parcel 1 of those certain parcels of land conveyed to Raymond Magnon by deed recorded December 7, 2000, as Instrument No. 2000-486510 of Official Records of said Riverside County, California, a distance of 162.66 to the southeast corner of said Parcel 1 conveyed to Raymond Magnon;

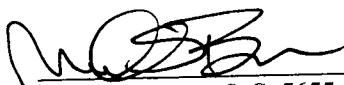
Thence South 89°16' West, along the southerly line of said Parcel 1, a distance of 1.00 foot to a line which is parallel with and distant 44.00 feet westerly, as measured at right angle, from the centerline of Riverside Avenue as shown by said map of Laura Lane Park Tact;

Thence North 00°02' West, along said parallel line, 142.38 feet;

Thence North 49°19'33" West, 30.66 feet to the northerly line of said Lot 15;

Thence North 89°16' East, along said northerly line, 24.25 feet to said **POINT OF BEGINNING**.

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

 02/21/01 Prep. WZ
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/03



Rz003001riv/laurel



2001-326707
07/16/2001 08:00A
5 of 6

LAURA LN.

N 89° 16' E

33'

33'

24.25'

N 49° 19' 33" W
30.66'

43'

APN 225-250-025

14

15

LAURA LANE PARK TR

M.B. 25/48-49
RIV. CO.

SEC COR
LOT 15

142.38'

162.66'

N 00° 02' W

RIVERSIDE AVE.

N 200° E 2 OF N 1/4 OF SE 1/4
POR. SEC. 34, T. 2 S., R. 5 W., S.B.M.

PDR. 1 INST. No. 2000-486510
REC. 12-07-00
"MAGNON"

APN 225-250-026

43'

44'

RZ -003 -001

Symbology

- ROW Line
- Parcel Line
- Assessor Parcel Line
- - - Project Limits Boundary
- Street Centerline
- Private Street Centerline
- - - Proposed Street Centerline



2001-326707
07/16/2001 08:00A
6 of 6

Map Produced on:
June 20, 2001



1 inch = 30 feet

Aerial photos taken April 1998. The City of Riverside makes no warranty on the accuracy or content of the data shown on this map. This map shall not be reproduced or displayed without the written consent of the City of Riverside, California. Prepared by: PWALLY

54-1

14736