

When recorded mail to:

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

DOC # 2001-369018

08/06/2001 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		10			✓			
								✓	MG
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

Project: Tyler Street Widening
Parcels 127 & 128

A.P.N. 150-273-004 & 005

TRA 009-020

OTT Exempt

D - 14748



GRANT OF EASEMENT

HELEN B. WALL, a widow, as an individual and in any capacity she may have as Trustee of the H. B. WALL REVOCABLE TRUST, as Grantor(s), FOR VALUABLE CONSIDERATION; receipt of which is hereby acknowledged, do(es) 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 3-14-01

Helen B. Wall

HELEN B. WALL

100077-1

H. B. WALL REVOCABLE TRUST

Helen B. Wall, Trustee

HELEN B. WALL, Trustee

GENERAL ACKNOWLEDGEMENT

State of California

County of RIVERSIDE } ss

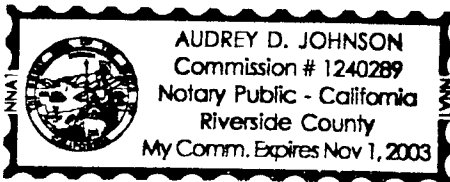
On 3-14-01, before me AUDREY D. JOHNSON
(date) (name)

a Notary Public in and for said State, personally appeared
HELEN B. WALL
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



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:



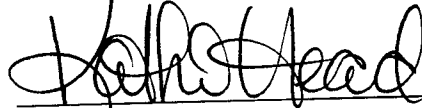
2001-369018
08/06/2001 08:00A
2 of 6

**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 3/19/01

CITY OF RIVERSIDE



Real Property Services Manager
of the City of Riverside

E. M. [Signature]
APPROVED AS TO FORM
3-19-01
SUPERVISING DEPUTY CITY ATTORNEY

TYLERPARCEL127GOE.DOC



2001-369018
08/06/2001 08:00A
3 of 6

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 16 in Block 19 La Granada, as shown by map on file in 12, Pages 42 through 51 of Maps, records of Riverside County, California, described as follows:

PARCEL 1

That portion of said Lot 16 lying westerly of a line which is parallel with and distant 33.00 feet easterly, as measured at right angles, from the following described line:

BEGINNING at the intersection of the centerline of Tyler Street, formerly Tyler Avenue, with the centerline of Robinson Avenue as shown by said map;

THENCE North $0^{\circ}50'22''$ East, along said centerline of Tyler Street, a distance of 149.45 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 1000.00 feet;

THENCE northerly to the right along said curve through a central angle of $21^{\circ}55'19''$ an arc length of 382.61 feet to the end of said curve; the end of said curve is also tangent to the centerline of Tyler Street as shown by said map;

THENCE North $22^{\circ}45'41''$ East, along said centerline of Tyler Street, a distance of 361.61 feet to the beginning of a tangent curve concaving westerly and having a radius of 1346.94 feet;

THENCE northeasterly to the left along said last mentioned curve through a central angle of $28^{\circ}27'18''$ an arc length of 668.93 feet;

THENCE North $5^{\circ}41'37''$ West, a distance of 442.77 feet to the intersection of the centerline of said Tyler Street with the centerline of Cypress Avenue as shown by said map and the END of this line description;

EXCEPTING THEREFROM those portions of said Lot 16 described in deeds to the County of Riverside by documents recorded February 8, 1956, in Book 1859, Page 550 and in Book 1860, Page 9 of Official Records of said Riverside County.

PARCEL 2

That portion of said Lot 16 described as follows:

COMMENCING at the southwesterly corner of said Lot 16;

2001-300118
08/06/2001 08:00A
4 of 6



THENCE South 89°07'28" East, along the southerly line of said Lot 16, a distance of 8.00 feet to the POINT OF BEGINNING of the parcel of land being described; said point being in a line which is parallel with and distant 33.00 feet easterly, as measured at right angles, from the centerline of Tyler Street, formerly Tyler Avenue as shown on said map;


THENCE North 0°50'22" East, along said parallel line, and along the easterly line of PARCEL 1 as described hereinabove, a distance of 33.48 feet to a point of cusp with a tangent curve concaving northeasterly and having a radius of 33.50 feet;

THENCE southerly to the left along said curve through a central angle of 89°57'50" an arc length of 52.60 feet to said southerly line of Lot 16;

THENCE North 89°07'28" West, along said southerly line, a distance of 33.48 feet to the POINT OF BEGINNING.

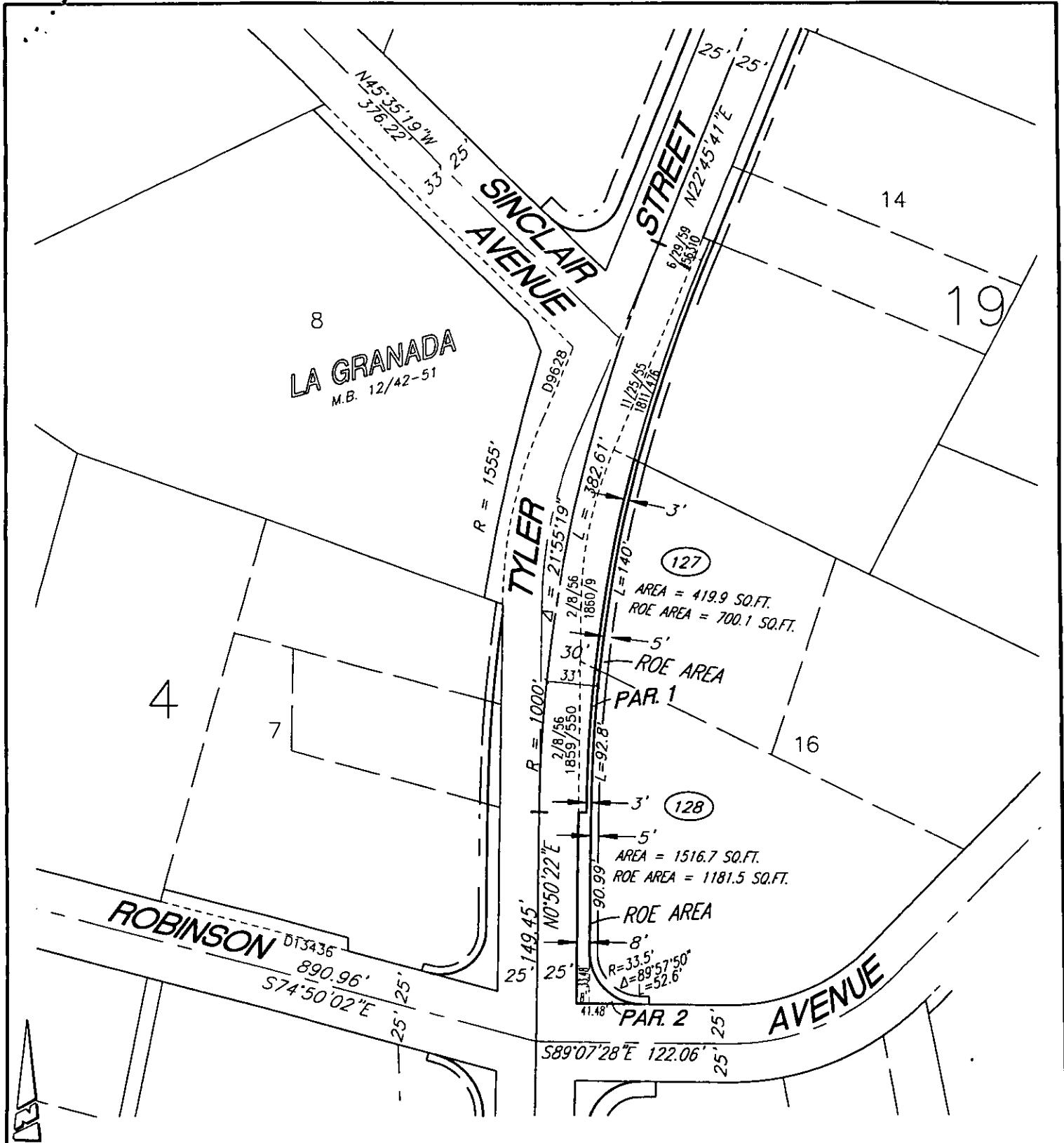
The area of the above described parcels contain 1937 square feet.

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

 3/11/01 Date Prep. Kog
Mark S. Brown, L.S. 5655
License Expires 9/30/03



2001-369018
08/06/2001 08:00A
5 of 6



• 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

49.7

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 2/26/01

SUBJECT: TYLER ST. WIDENING - WELLS TO JURUPA

14748