

DOC # 2001-579267

11/26/2001 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



When recorded mail to:

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

**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		5							
								AS		
A	R	L				COPY	LONG	REFUND	NCHG	EXAM

FOR RECORDER'S OFFICE USE ONLY

Project: Tyler Street Widening  
Parcel 119  
A.P.N. 150-250-015

D - 14810

C  
AS

GRANT OF EASEMENT

VAL TERRILL SIMPSON, Successor Co-Trustee of The JACK A. SIMPSON TRUST, dated September 7, 1999, 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 October 10, 2001

VAL TERRILL SIMPSON, Successor  
Trustee of The JACK A. SIMPSON  
TRUST, dated September 7, 1999

VAL TERRILL SIMPSON, Successor  
Trustee

# GENERAL ACKNOWLEDGEMENT

State of California

County of RIVERSIDE } ss

On 10-10-2001, before me AUDREY D. JOHNSON  
(date) (name)

a Notary Public in and for said State, personally appeared

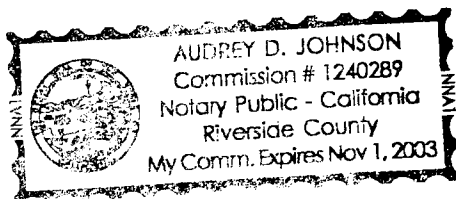
VAL TERRILL SIMPSON

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 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 10-29-01

CITY OF RIVERSIDE

APPROVED AS TO FORM

Ernest M. Finkbeiner  
SUPERVISING DEPUTY CITY ATTORNEY

Coral A. Chiodo

Real Property Services Manager  
of the City of Riverside

TYLERPARCEL119GOE.DOC

EXHIBIT "A"

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

That portion of Lot 10 in Block 19 La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of Riverside County, California, 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 Cypress Avenue as shown by said map;

THENCE South  $5^{\circ}41'37''$  East, along said centerline of Tyler Street, a distance of 442.77 feet to the beginning of a tangent curve concaving westerly and having a radius of 1346.94 feet;

THENCE southerly to the right along said curve through a central angle of  $28^{\circ}27'18''$  an arc length of 668.93 feet to the end of said curve;



THENCE South  $22^{\circ}45'41''$  West, along said centerline of Tyler Street and tangent to the end of said curve, a distance of 428.57 feet to an intersection with the centerline of Sinclair Avenue and the END of this line description;

EXCEPTING THEREFROM that portion of said Lot 10 lying northerly of the southerly line of that certain parcel of land described in deed to Bernard Kilcher, et ux., by document recorded July 16, 1975, as Instrument No. 84687 of Official Records of said Riverside County;

ALSO EXCEPTING THEREFROM that portion of said Lot 10 lying southerly of the northeasterly line of that certain parcel of land described in deed Syvert R. Neilson, III, et ux., as Parcel 1 by document recorded January 27, 1988, as Instrument No. 22940 of Official Records of said Riverside County.

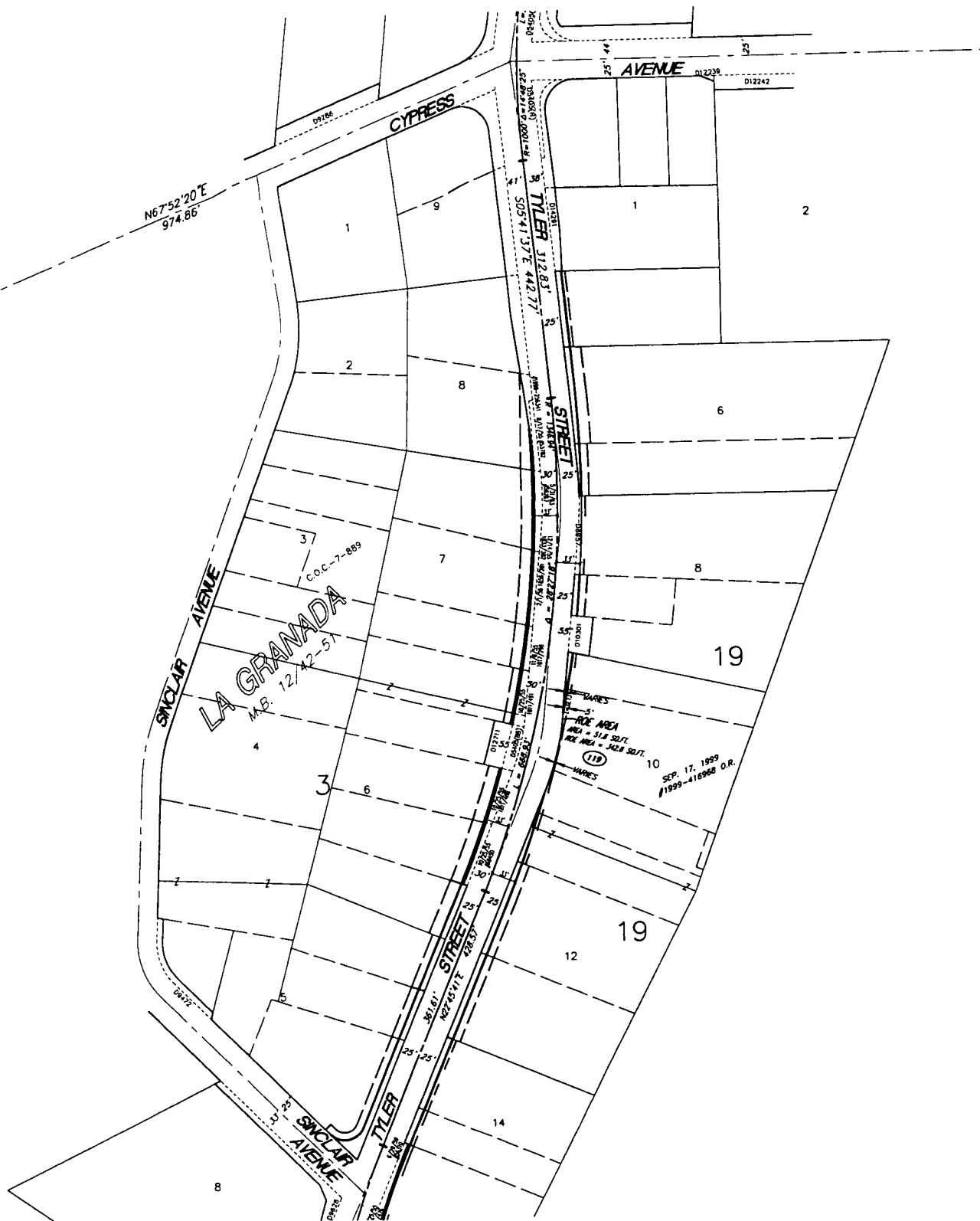
Area - 52 square feet.

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

 9/25/01 Date  Prep.  
Mark S. Brown, L.S. 5655  
License Expires 9/30/03



2001-579267  
11/26/2001 08:09A  
4 of 5



# • 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.

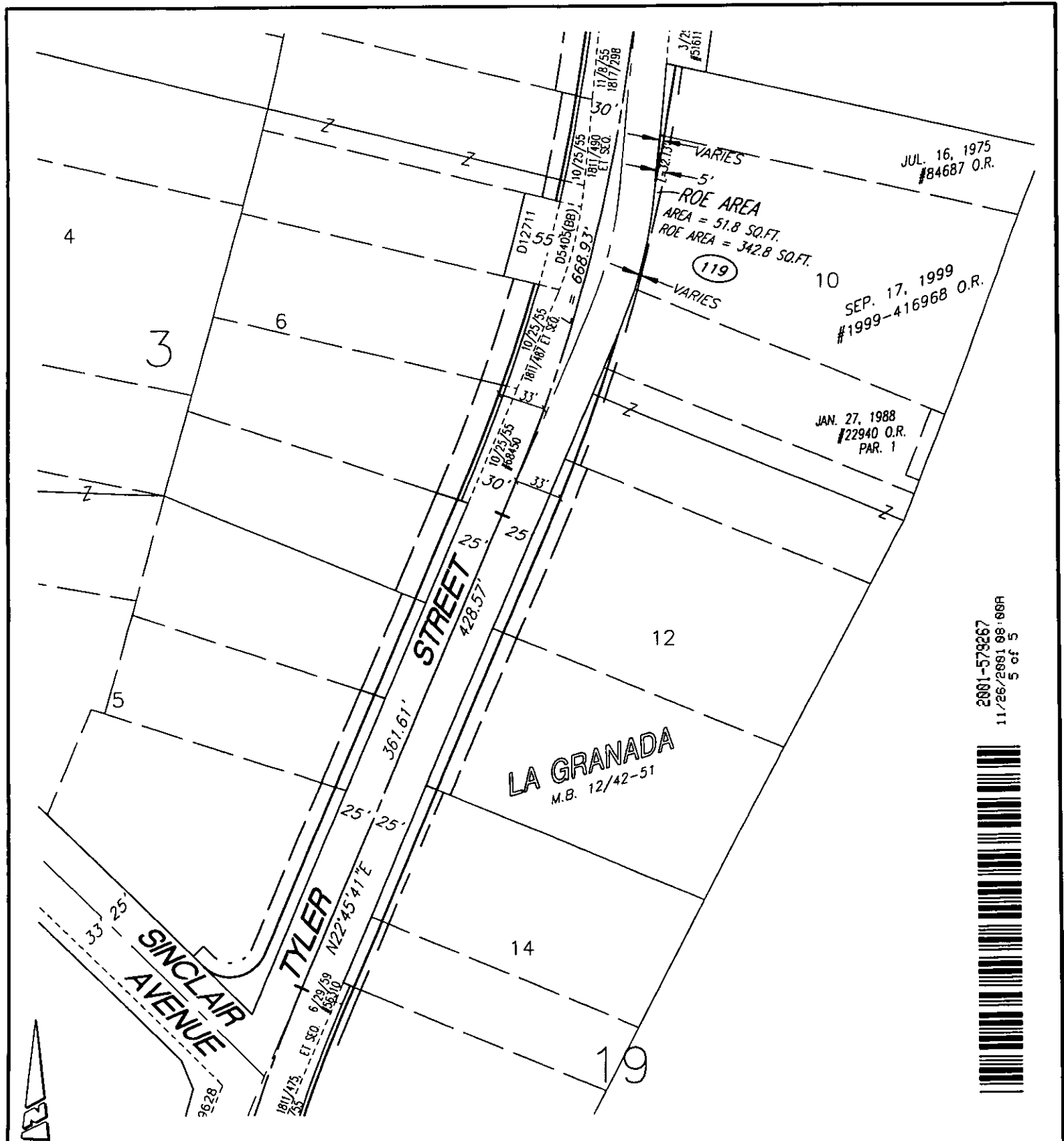
SHEET 1 OF 2

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 1/30/01

SUBJECT: TYLER ST. WIDENING - WELLS TO JURUPA

14810-4



2001-578267  
11/26/2001 08:00A  
5 of 5



• 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 2 OF 2

49-6  
49-8

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 9/11/01

SUBJECT: TYLER ST. WIDENING - WELLS TO JURUPA

14810