

OLD REPUBLIC TITLE CO.

When recorded mail to:

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

DOC # 2002-189751

04/12/2002 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

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Project: Tyler Street Widening
Parcels 120 & 121

Portion of A.P.N. 150-250-012 & 013
TRA 009-020
DTT B Exempt

D - 14877

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AM

GRANT OF EASEMENT

5-03370-7

SYVERT R. NIELSON, III, and LOIS R. NIELSON, husband and wife as joint tenants, who acquired title as SYVERT R. NEILSON, III, and LOIS R. NEILSON, 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 3-16-01

SYVERT R. NIELSON, III

LOIS R. NIELSON

GENERAL ACKNOWLEDGEMENT

State of California
County of RIVERSIDE } ss

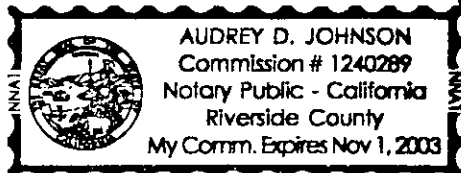
On 3-16-01, before me AUDREY D. JOHNSON
(date) (name)

a Notary Public in and for said State, personally appeared
SYVERT R. NIELSON, III AND LOIS R. NIELSON
Name(s) of Signer(s)

[] personally known to me - OR - [X] 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 3/26/01

APPROVED AS TO FORM
[Signature] 3-21-01
SUPERVISING DEPUTY CITY ATTORNEY

CITY OF RIVERSIDE
[Signature]
Real Property Services Manager
of the City of Riverside



EXHIBIT "A"

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

That portion of Lots 10 and 12 in Block 19 La Granada, as shown by map on file in 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°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°27'18" an arc length of 668.93 feet to the end of said curve;


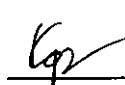
THENCE South 22°45'41" West, along said centerline of Tyler Street and tangent to the end of said curve, a distance of 428.57 feet to an intersection with the centerline of Sinclair Avenue and the END of this line description;

EXCEPTING THEREFROM that portion of said Lot 10 lying northerly of the northeasterly line of that certain parcel of land described in deed to 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;

ALSO EXCEPTING THEREFROM that portion of said Lot 12 lying southerly of the southwesterly line of that certain parcel of land described in deed to Syvert R. Neilson, III, et ux., as Parcel 2 by said document recorded January 27.

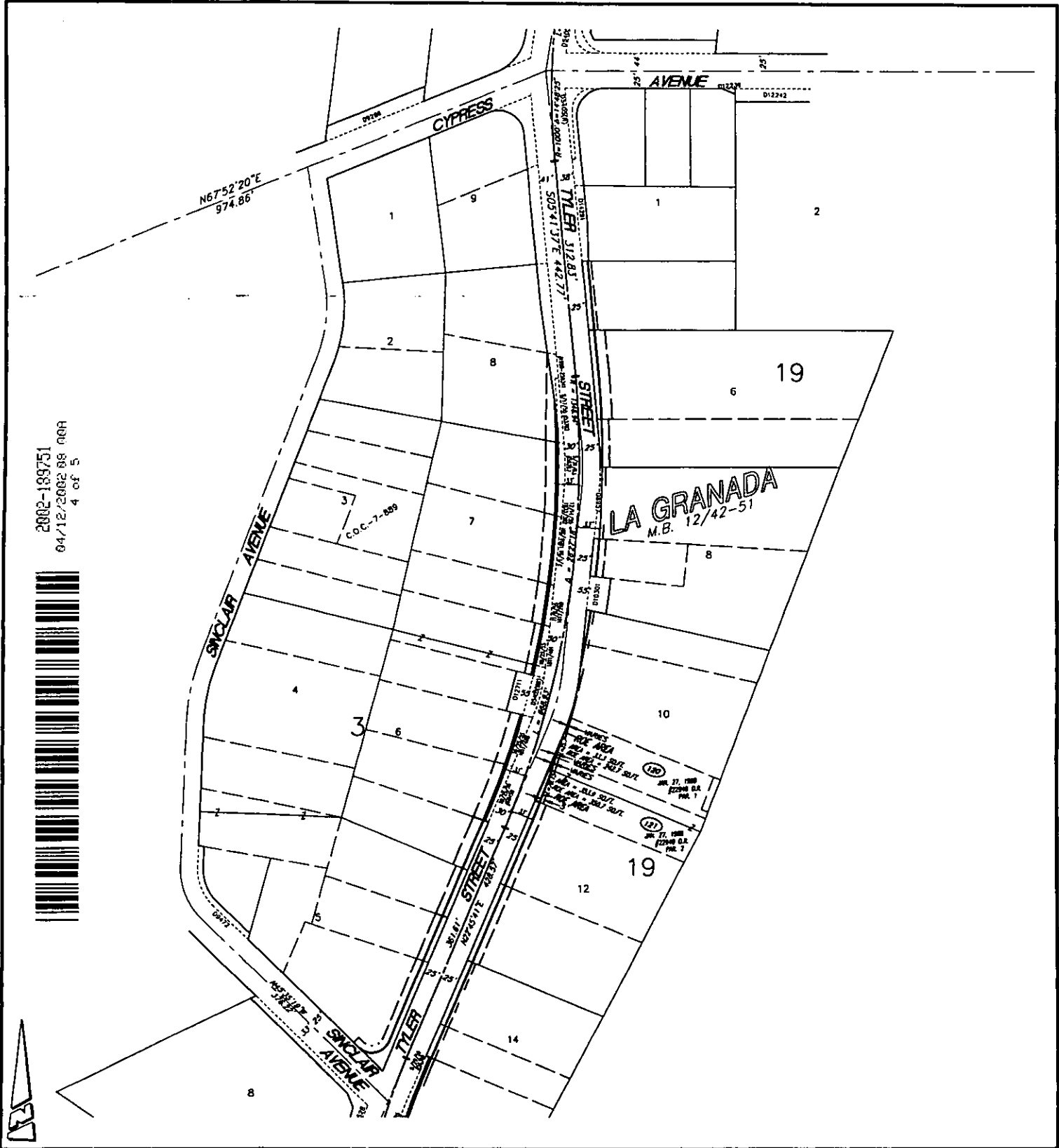
Area - 387 square feet.

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

 3/1/01 Date Prep. 
Mark S. Brown, L.S. 5655
License Expires 9/30/03



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● CITY OF RIVERSIDE, CALIFORNIA ●

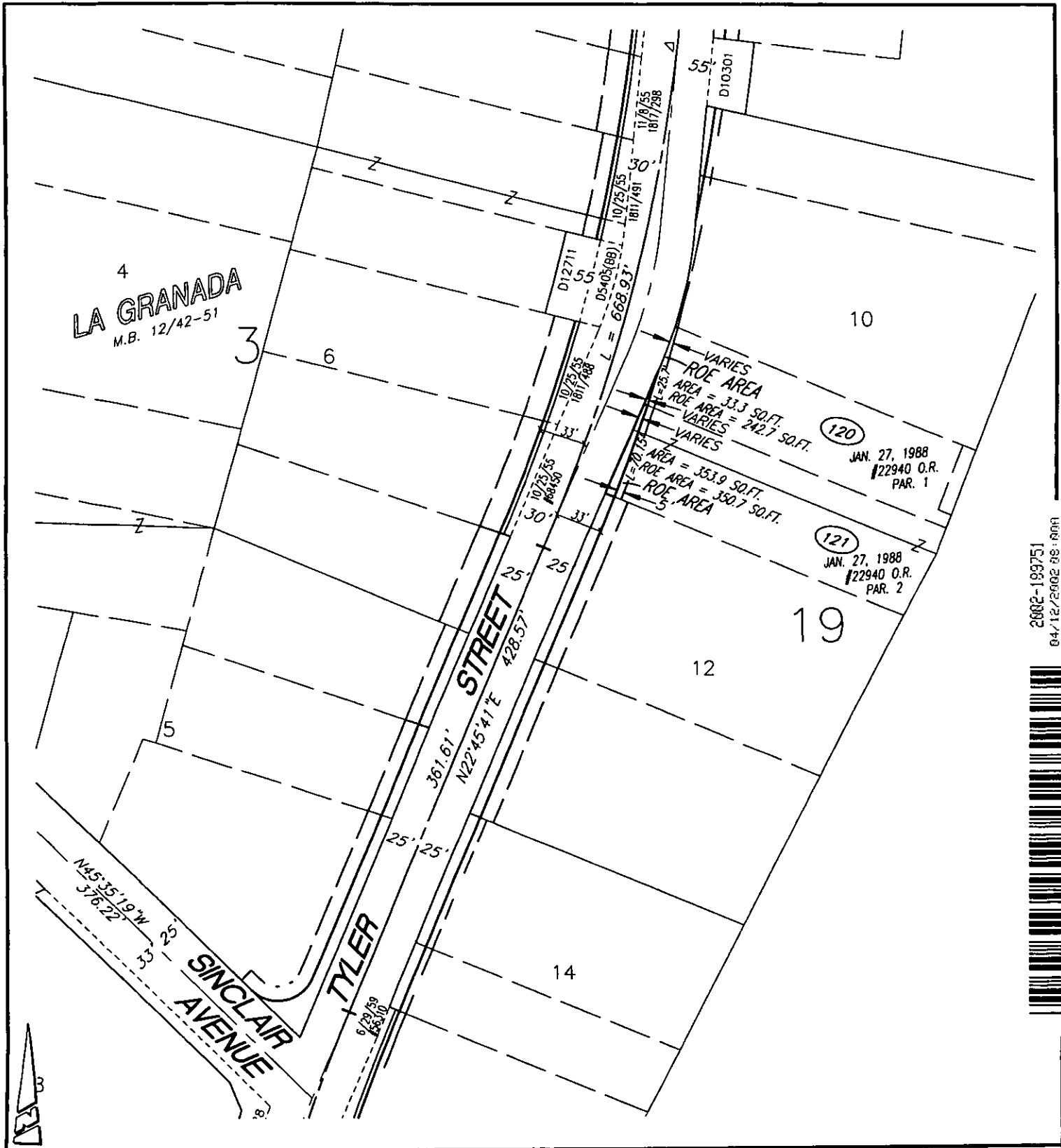
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 2

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 2/14/01

SUBJECT: TYLER ST. WIDENING - WELLS TO JURUPA



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• 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

49-3

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 2/14/01

SUBJECT: TYLER ST. WIDENING - WELLS TO JURUPA

14877