

**Recording Requested By
CHICAGO TITLE COMPANY**

When recorded mail to:

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

DOC # 2002-237312

05/06/2002 08:00A Fee:NC

Page 1 of 7

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

Project: Tyler Street Widening
Parcel 133
A.P.N. 147-031-001

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TR:009

D.T.F. & D

14894

GRANT OF EASEMENT

RICHARD E. CANOVA and SANDRA J. CANOVA, as Trustees of The RICHARD and SANDRA CANOVA FAMILY TRUST, dated April 27, 1994, 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 March 7-2002

RICHARD E. CANOVA and SANDRA J. CANOVA, as Trustees of The RICHARD and SANDRA CANOVA FAMILY TRUST, dated April 27, 1994

Richard E. Canova

RICHARD E. CANOVA, Trustee

Sandra J. Canova

SANDRA J. CANOVA, Trustee

GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside } ss

On MAR 7 2002, before me Michael E. Sellin
(date) (name)

a Notary Public in and for said State, personally appeared
Richard E. Canova and Sandra J. Canova
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.

Michael E. Sellin
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:



2002-237312
05/06/2002 00:00A
2 of 7

**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 3/25/02

CITY OF RIVERSIDE



Real Property Services Manager
of the City of Riverside

TYLERPARCEL133GOE.DOC

**APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE**

BY 
Deputy City Attorney



2002-237312
05/06/2002 08:00A
3 of 7

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 4 in Block 17 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of Riverside County, California, described as follows:

PARCEL 1

That portion of said Lot 4 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 Keller Avenue as shown by said map;

THENCE North $26^{\circ}13'24''$ West, along said centerline of Tyler Street, a distance of 708.21 feet to the beginning of a tangent curve concaving easterly and having a radius of 800.00 feet; the beginning of said curve being 192.53 feet southerly along said centerline of Tyler Street from its intersection with Campbell Avenue as shown by said map;

THENCE northerly to the right along said curve through a central angle of $27^{\circ}03'46''$ an arc length of 377.87 feet to a point in said centerline of Tyler Street, distant 192.53 feet northerly along said centerline of Tyler Street from said intersection with Campbell Avenue; this course is hereinafter referred to as "Course A";

THENCE North $0^{\circ}50'22''$ East, along said centerline of Tyler Street and tangent to the end of said curve, a distance of 272.39 feet to the intersection of the centerline of said Tyler Street with the centerline Robinson Avenue as shown by said map and the END of this line description;

EXCEPTING THEREFROM that portion of said Lot 4 lying southerly of the southerly line of that certain parcel of land described in document recorded May 10, 1994, as Instrument No. 191234 of Official Records of said Riverside County;

PARCEL 2

That portion of said Lot 4 described as follows:

COMMENCING at the most westerly corner of said Lot 4;

THENCE North $83^{\circ}28'41''$ East, along the northerly line of said Lot 4, a distance of 24.00 feet to the northerly prolongation of the easterly line of *PARCEL 1* as described hereinabove and the POINT OF BEGINNING of the parcel of land being described; said



point being the beginning of a non-tangent curve concaving easterly, having a radius of 767.00 feet and to which the radius bears North 74°58'23" East; said easterly line being parallel with and distant 33.00 feet easterly, as measured radially, from said Course "A" described in *PARCEL 1*;

THENCE southerly to the left along said curve, along said southerly prolongation and along said easterly line through a central angle of 2°52'30" an arc length of 38.49 feet to a point of cusp with a tangent curve concaving southeasterly and having a radius of 30.00 feet; the radial line to said point of cusp bears South 72°05'49" West;

THENCE northerly to the right along said last mentioned curve through a central angle of 101°22'53" an arc length of 53.08 feet;


THENCE North 6°31'19" West, at right angle to said northerly line of Lot 4, a distance of 2.00 feet to said northerly line;

THENCE South 83°28'41" West, along said northerly line, a distance of 36.06 feet to the POINT OF BEGINNING;

EXCEPTING FROM said PARCELS 1 and 2 described hereinabove, that portion of said Lot 4 described in deed to the County of Riverside by document recorded November 16, 1955, as Instrument No. 72908 of Official Records of said Riverside County.

Combined Areas – 436 square feet.

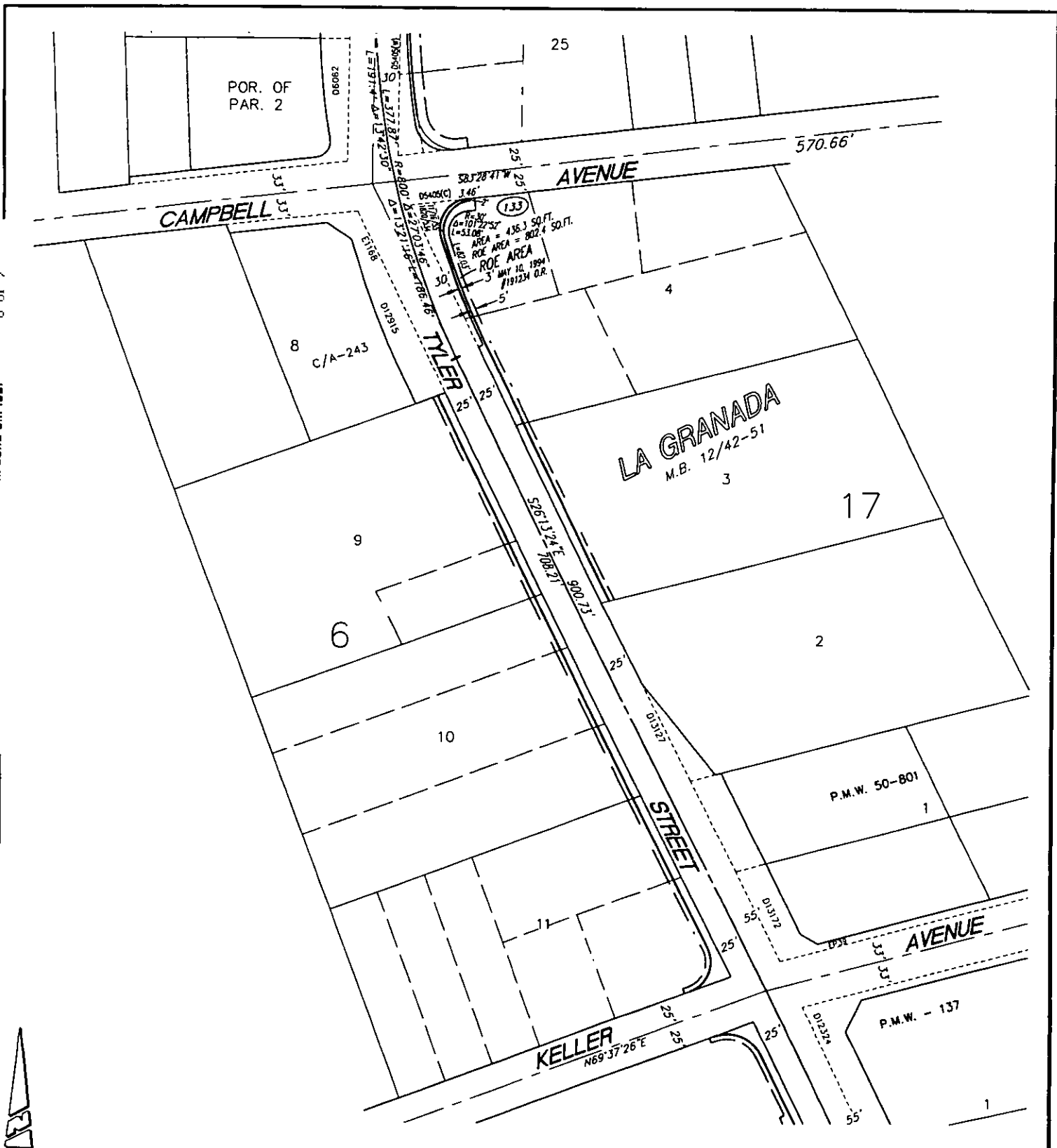
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 2/8/02 Date Prep. Kog
Mark S. Brown, L.S. 5655
License Expires 9/30/03



2002-237312
05/06/2002 08:00A
5 of 7

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05/08/2002 08:08
6 of 7



• 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.

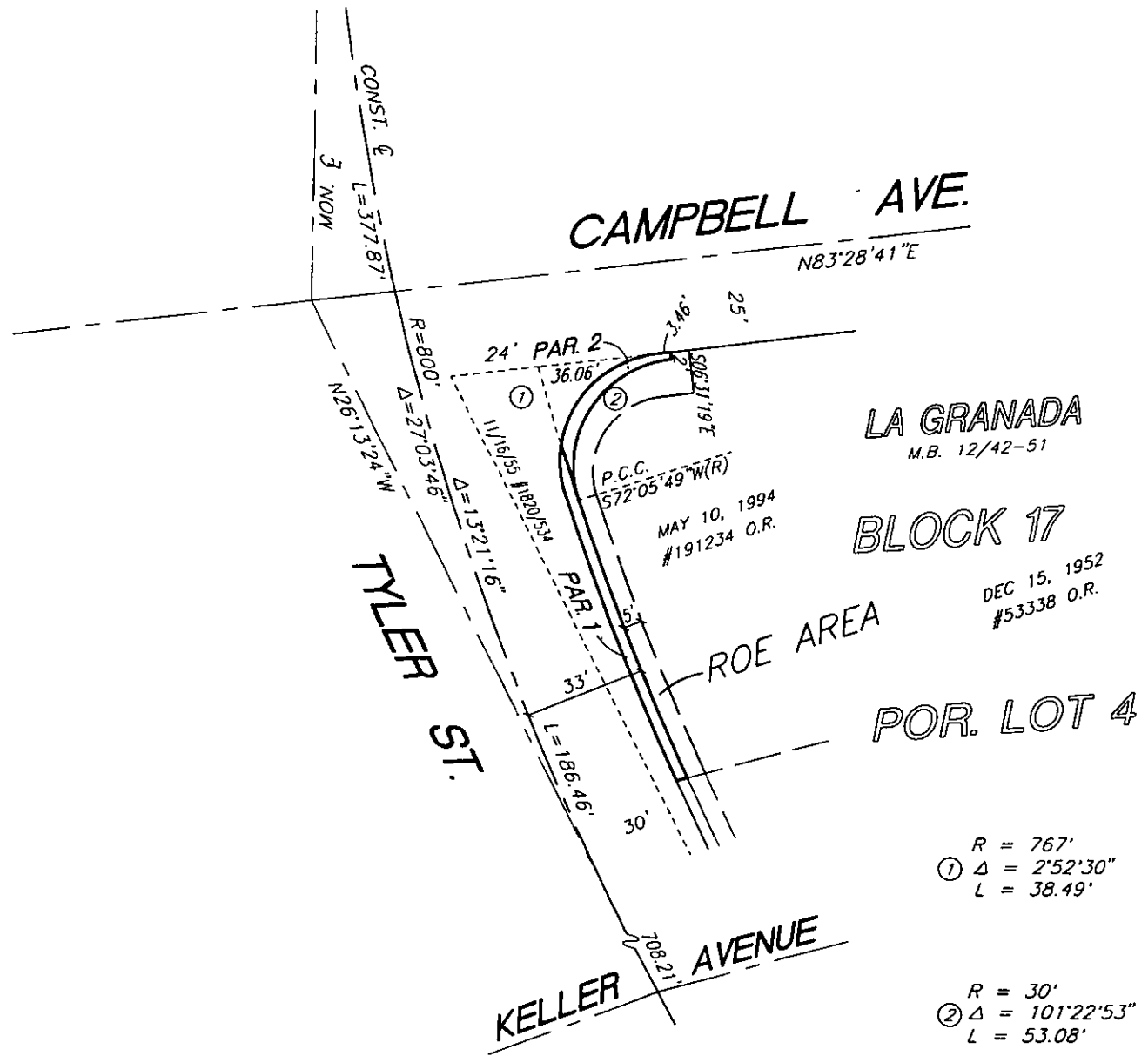
SHEET 1 OF 2

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 2/1/02

SUBJECT: TYLER ST. WIDENING - WELLS TO JURUPA

05/06/2002 08:00A
7 of 7



• 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

49-7

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 2/4/02

SUBJECT: TYLER ST. WIDENING - WELLS TO JURUPA

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