

3204 0016
CHICAGO TITLE COMPANY

When recorded mail to:

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

DOC # 2003-101493

02/13/2003 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)

Exempt from D.T.T.

Project: Tyler Street Widening
Parcel 005
A.P.N. 147-220-018

TRACOR-022

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FOR RECORDER'S OFFICE USE ONLY

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EASEMENT

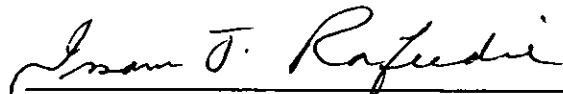
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **ISSAM J. RAFEEDIE** and **LYDIA I. RAFEEDIE**, as Trustees, and the subsequent Trustees, of the **RAFEEDIE FAMILY TRUST**, dated July 12, 1995, as to an undivided one-half interest, and **NADIM HASAN** and **NAWAL HASAN**, as Trustees, and the subsequent Trustees, of the **HASAN FAMILY TRUST**, dated December 17, 1997, as to an undivided one-half interest, as Grantors, 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 the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of electric energy distribution facilities, together with all necessary appurtenances, 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.

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any

structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said electric energy distribution facilities.

Dated 12-17-2002

ISSAM J. RAFEEDIE and LYDIA I. RAFEEDIE, as Trustees, and the subsequent Trustees, of the RAFEEDIE FAMILY TRUST, dated July 12, 1995



ISSAM J. RAFEEDIE, Trustee



LYDIA I. RAFEEDIE, Trustee

Dated 12-17-2002

NADIM HASAN and NAWAL HASAN, as Trustees, and the subsequent Trustees, of the HASAN FAMILY TRUST, dated December 17, 1997



NADIM HASAN, Trustee



NAWAL HASAN, Trustee



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GENERAL ACKNOWLEDGEMENT

State of California

County of RIVERSIDE } ss

On 12-17-02, before me AUDREY D. JOHNSON
(date) (name)

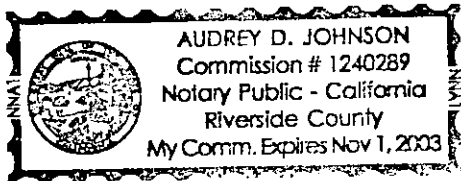
a Notary Public in and for said State, personally appeared

TSSAM J. RAFFEDIE, LYDIA I. RAFFEDIE, NADIM ^{HASAN} AND
Name(s) of Signer(s) NAWAL HASAN

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



**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 Jan. 2, 2003

CITY OF RIVERSIDE

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

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY [Signature]
Deputy City Attorney

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:



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 11 in Block 9 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 A

COMMENCING at the most easterly corner of said Lot 11;

THENCE South 44°37'08" West, along the southeasterly line of said Lot 11, a distance of 39.47 feet;

THENCE North 45°22'52" West, at right angle to said southeasterly line, a distance of 2.00 feet to the POINT OF BEGINNING of the parcel of land being described;

THENCE North 60°01'10" West, a distance of 8.23 feet;

THENCE North 29°58'50" East, a distance of 22.25 feet;

THENCE South 60°01'10" East, a distance of 8.23 feet to the beginning of a non-tangent curve concaving northwesterly, having a radius of 44.00 feet and to which the radius bears North 74°40'21" West;

THENCE southwesterly to the right along said curve through a central angle of 29°17'29" an arc length of 22.49 feet to the POINT OF BEGINNING.

Area - 204 square feet.

PARCEL B

COMMENCING at the most easterly corner of said Lot 11;

THENCE North 26°56' West, along the northeasterly line of said Lot 11, a distance of 154.09 feet, more or less, to the northwesterly line of that certain parcel of land described as Parcel 2, in document recorded July 28, 1995, as Instrument No. 245560 of Official Records of said Riverside County;

THENCE South 61°24'04" West, along said northwesterly line, a distance of 8.00 feet to a line that is parallel with and distant 33.00 feet southwesterly, as measured at right angles, from the centerline of Tyler Street (formerly Tyler Avenue) as shown by said map and the POINT OF BEGINNING of the parcel of land being described;

THENCE South 61°24'04" West, continuing along said northwesterly line, a distance of 208.73 feet to the southwesterly line of said Parcel 2;


THENCE South 44°41'24" East, along said southwesterly line, a distance of 5.20 feet to a line that is parallel with and distant 5.00 feet southeasterly, as measured at right angles, from said northwesterly line of Parcel 2;

THENCE North 61°24'04" East, along said last mentioned parallel line, a distance of 207.14 feet to said line that is parallel with and distant 33.00 feet southwesterly from the centerline of Tyler Street;

THENCE North 26°56' West, along said last mentioned parallel line, a distance of 5 feet to the POINT OF BEGINNING.

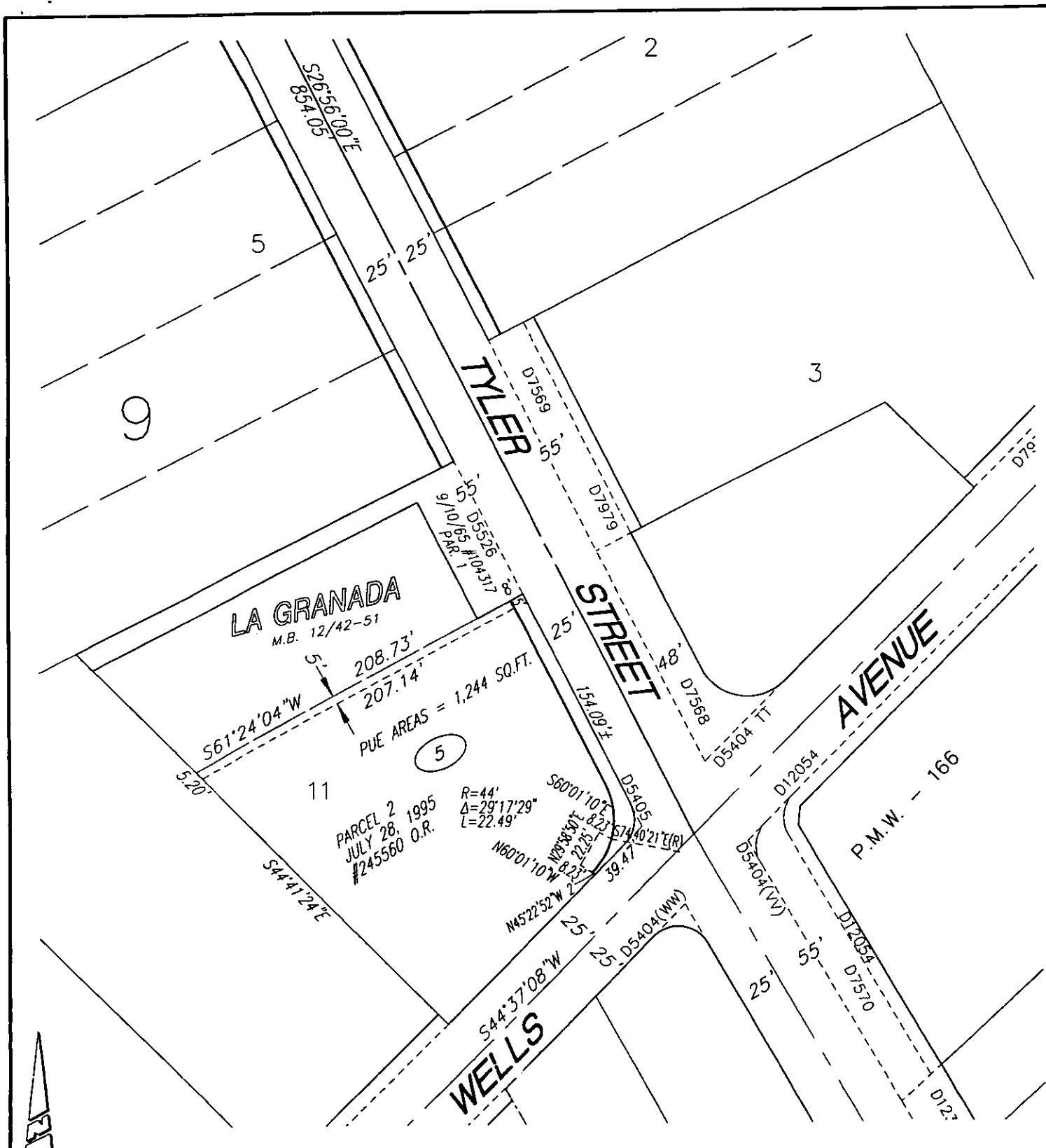
Area - 1040 square feet.

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

 4/3/02 Date Prep. Kgp
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 1

644

SCALE: N.T.S. DRAWN BY: Kgs DATE: 5/30/02 SUBJECT: TYLER ST. WIDENING - WELLS TO JURUPA

15066

Government Code 27361.7


I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of notary: Audrey D. Johnson

Commission No.: 1240289

Date Commission expires: 11-1-03

County: Riverside

By: 

Date: 2-13-03



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