

RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY

DOC # 2003-556954

07/25/2003 08:00A Fee:NC

Page 1 of 6

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)

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FOR RECORDER'S OFFICE USE ONLY

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Project: Center Street Extension
APN 246-082-004

D - 15190

FILE: 009
DTT: 0

GRANT OF EASEMENT

JOHANNA V. BEIZER, TRUSTEE of the JOHANNA V. BEIZER TRUST dated MARCH 23, 1996, 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.

JOHANNA V. BEIZER, TRUSTEE of the JOHANNA V. BEIZER TRUST dated MARCH 23, 1996,

JOHANNA V. BEIZER, Trustee

3/30/03
Date

GENERAL ACKNOWLEDGEMENT

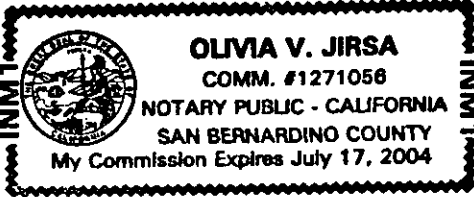
State of California }
County of SAN BERNARDINO } ss

On 3-30-01, before me Olivia V. Jirsa, Notary
(date) (name)

a Notary Public in and for said State, personally appeared

Johanna V. Beizer, Trustee
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.

Olivia Jirsa
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 5/1/01

APPROVED AS TO FORM
Kathleen M. Boyce
5/15/01 ASST. CITY ATTORNEY

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

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:

2003-556354
07/25/2003 08:00H
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Exhibit "A"
Center Street, City of Riverside
Road easement over A.P.N. 246-082-004 Riverside County

In the City of Riverside, Riverside County, California, portions of Lot 17 and Lot 17 ½ of the Addition to the Bandini Donation as shown in Book 1, page 3 of Records of Survey, Records of said Riverside County, described as follows:

Parcel 1:

Those portions of said Lot 17 and Lot 17 ½, being a strip of land, 88.00 feet in width, the centerline of which is described as follows:

Beginning at the most westerly corner of Lot 5 in the Subdivision of Lot 19 of the Addition to the Bandini Donation, as shown in Book 1, page 20 of Maps, Records of Riverside County, California, and in Book 17, page 53 of Maps, Records of San Bernardino County, California, being a point of intersection of the north line of Placentia Lane with the line between Riverside and San Bernardino Counties:

Thence North 89°57'40" East, along said County Line, 2063.54 feet; to the beginning of a tangent curve, concave southerly, having a radius of 1200.00 feet;

Thence easterly along said curve an arc distance of 485.72 feet through a central angle of 23°11'29";

Thence, tangent to said curve, South 66°50'51" East, 398.12 feet; to the beginning of a tangent curve, concave northerly, having a radius of 1200.00 feet;

Thence easterly along said curve an arc distance of 82.02 feet through a central angle of 03°54'59" to a point in the centerline of Orange Street, as shown in Book 5, page 70 of Records of Survey, Records of San Bernardino County and Book 14, page 58 of Records of Survey, Records of Riverside County.

EXCEPTING from said strip of land, any portion lying easterly of the west line of said Orange Street as shown on said Records of Survey.

Said parcel contains 0.551 acres.

Parcel 2:

That portion of said Lot 17, described as follows:

Commencing at the southeast corner of Lot 46 of the Subdivision the Bandini Donation, as shown in Book 3, page 24 of Maps, Records of San Bernardino County, California,



Thence North 66°18'09" West, along the southerly line of said Lot 46, 72.47 feet to a point on the west line of Orange Street as shown in Book 5, page 70 of Records of Survey, Records of San Bernardino County and Book 14, page 58 of Records of Survey, Records of Riverside County.

Thence South 08°32'46" West, along said west line, 1.82 feet; to beginning of a non-tangent curve in said west line, concave westerly, having a radius of 1307.37 feet; a radial line to said point bears South 82°00'19" East;

Thence southerly along said curve an arc distance of 79.55 feet through a central angle of 03°29'10"; to a point on a non-tangent curve concave northerly, having a radius of 1244.00 feet; a radial line to said point bears South 20°19'41" West, said curve being the southerly line of the aforementioned 88.00 feet wide strip of land, and being the True Point of Beginning;

Thence westerly along said curve an arc distance of 23.49 feet through a central angle of 01°04'54";

Thence, on a non-tangent bearing, South 29°33'46" East, 30.51 feet;

Thence South 77°40'36" East, 3.00 feet; to a point on a non-tangent curve concave westerly, having a radius of 1307.37 feet; a radial line to said point bears South 77°40'36" East, said curve being the west line of said Orange Street;

Thence northerly along said curve an arc distance of 19.22 feet through a central angle of 00°50'33" to the True Point of Beginning.

Said Parcel contains 0.006 acres

Parcel 3:

That portion of said Lot 17 ½, described as follows:

Commencing at the southeast corner of Lot 46 of the Subdivision the Bandini Donation, as shown in Book 3, page 24 of Maps, Records of San Bernardino County, California,

Thence North 66°18'09" West, along the southerly line of said Lot 46, 72.47 feet, to a point on the west line of Orange Street as shown in Book 5, page 70 of Records of Survey, Records of San Bernardino County and Book 14, page 58 of Records of Survey, Records of Riverside County;

Thence North 08°32'46" East, along said west line, 8.34 feet; to a point on a non-tangent curve concave northerly, having a radius of 1156.00 feet; a radial line to said point bears South 21°09'19" West, said curve being the northerly line of the aforementioned 88.00 feet wide strip of land, and being the True Point of Beginning;



Thence westerly along said curve an arc distance of 36.82 feet through a central angle of 01°49'30";

Thence, on a non-tangent bearing, North 59°33'41" East, 36.94 feet;

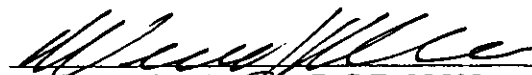
Thence South 81°27'14" East, 7.08 feet to a point in said west line of Orange Street;

Thence South 08°32'46" West, along said west line, 31.85 feet to the True Point of Beginning.

Said parcel contains 0.015 acres. The hereinabove described parcels are shown on Exhibit "B" attached hereto and by this reference made a part hereof.

This property description was prepared by me or under my supervision.

Date: 5/6/00


William J. McKeever, R.C.E. 22502
Lic. Expires: 12/31/2001

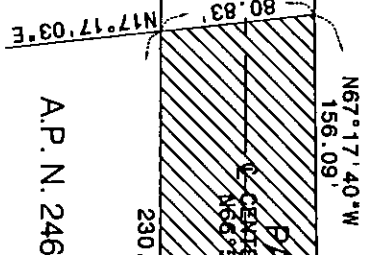




INDICATES EASEMENT AREA

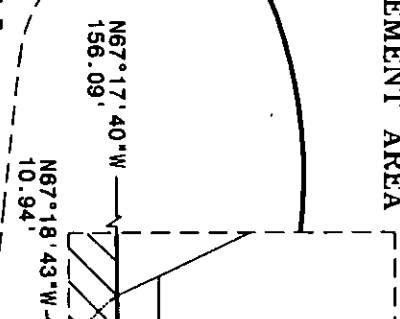


LOT 46
A.P. N. 246-082-001



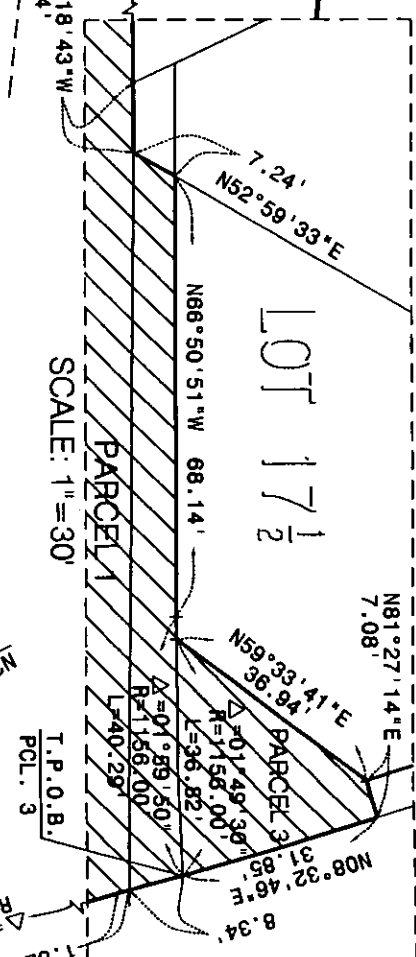
LOT 17

A.P. N. 246-082-004



LOT 17 1/2

SCALE: 1"=30'



SCALE: 1"=30'

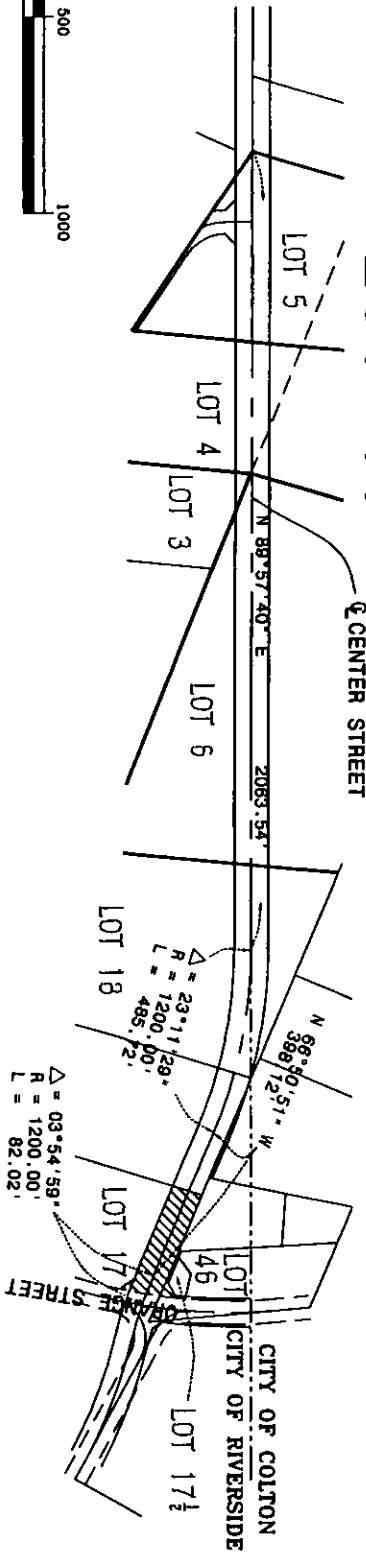
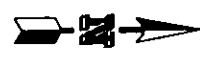
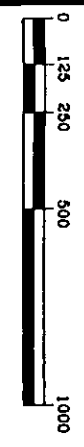
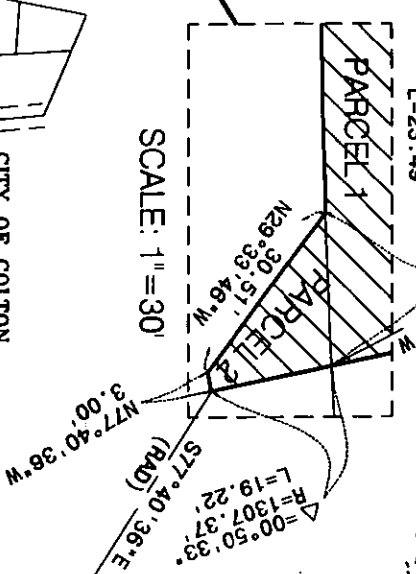


EXHIBIT "B"
CENTER STREET
ROAD EASEMENT OVER A.P. N. 246-082-004
CITY OF RIVERSIDE

W. J. McKEEVER, INC.
CIVIL ENGINEERING
647 NORTH MAIN STREET, SUITE 2A
RIVERSIDE, CALIFORNIA 92501
PH: (909) 341-3700
FAX: (909) 341-3740

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