

When recorded mail to:

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

**DOC # 2005-0316821**

04/22/2005 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Larry W. Ward

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: BP 05- 0560  
APN: 230-311-002  
Address: 7289 Evans Street

**D - 15469**

**C**  
**AS**

**GRANT OF EASEMENT**

LIONEL DENMAN, a single man, 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 4-4-05

Lionel Denman  
LIONEL DENMAN

GENERAL ACKNOWLEDGEMENT

State of California

County of Orange } ss

On 4/4/05 (date), before me Vicki Mackin (name)

a Notary Public in and for said State, personally appeared Lionel Denman 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.

Vicki Mackin 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. 20534 of said City Council adopted September 23, 2003, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 4/13/05

CITY OF RIVERSIDE

APPROVED AS TO FORM CITY ATTORNEY'S OFFICE

BY Mel Butting Administrative Services Manager

BY Krist Smith Deputy City Attorney

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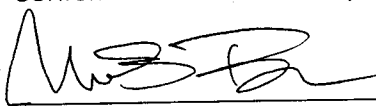
**EXHIBIT A**

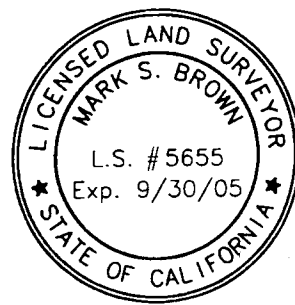
Project: 7289 Evans Street

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

That portion of Lot 2 in Block "A" of Santa Margarita Tract, as shown by map filed in Map Book 17, Page 53, in the Office of the County Recorder of said County, lying southeasterly of a line that is parallel with, and 33.00 feet northwesterly, measured at right angles, from the centerline of Evans Street, as shown on said map.

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

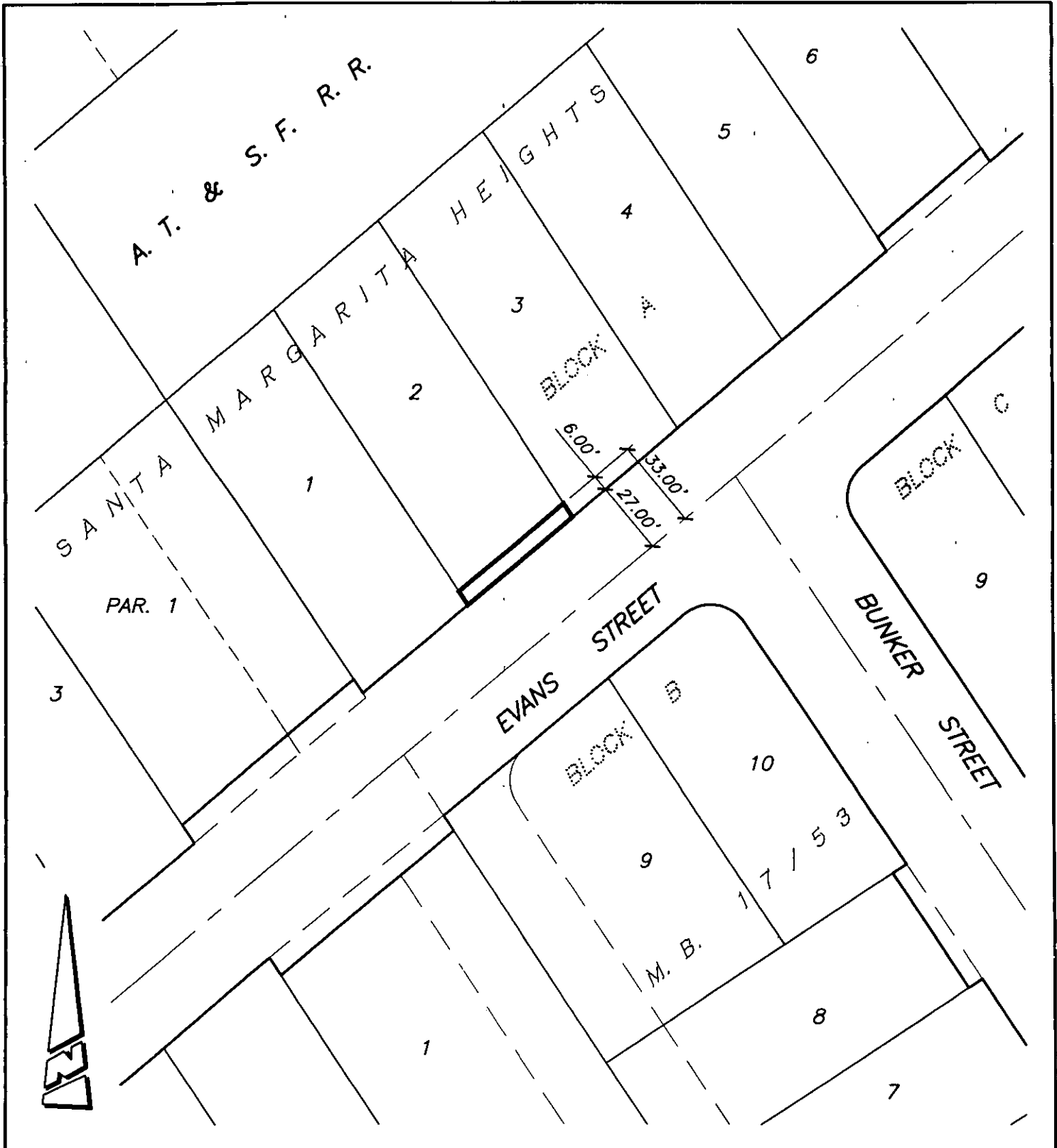
 3/29/05 Date Prep. RL  
Mark S. Brown, L.S. 5655  
License Expires 9/30/05



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• CITY OF RIVERSIDE, CALIFORNIA •

53-8

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

SCALE: 1"=50'

DRAWN BY: RICH DATE: 03/11/05

SUBJECT: 7289 EVANS STREET (BP 05-0560)

15469