

When recorded mail to:

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

DOC # 2006-0639234

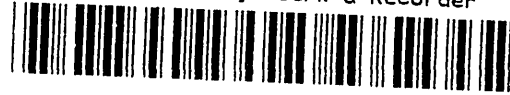
08/30/2006 08:00A Fee:NC

Page 1 of 4

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)

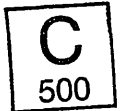
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Project: BP 06-1574

APN: 234-092-004

Address: 9720 Magnolia Avenue

D - 15850



**GRANT OF EASEMENT**

GARY E. TOPPINS and PHYLLIS K. TOPPINS, Husband and Wife as Joint Tenants, 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 7-7-06

GARY E. TOPPINS

PHYLLIS K. TOPPINS



### GENERAL ACKNOWLEDGEMENT

State of California  
County of Riverside } ss

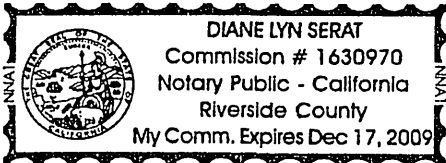
On July 7<sup>th</sup> 06, before me Diane Lyn Serat  
(date) (name)

a Notary Public in and for said State, personally appeared  
GARY E. TOPPINS & Phyllis K. Toppins  
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.

  
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. 21027 of said City Council adopted September 6, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

DATED 8/8/06

APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

BY   
Deputy City Attorney

CITY OF RIVERSIDE

By: Amelia M. Valeri

### 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**

APN: 234-092-004  
Street & Highway Easement

That portion of the following described property lying northwesterly of a line parallel with, and 77.00 feet southeasterly, measured at right angles, from the centerline of Magnolia Avenue:

That portion of Lot 5 in Block 26 of the Village of Arlington, in the City of Riverside, County of Riverside, State of California, as shown by map filed in Map Book 1, Page 62, records of San Bernardino County, more particularly described as follows:

**COMMENCING** at the most northerly corner of said Lot 5;

Thence southwesterly along the northwesterly line of said Lot 5, a distance of 100.00 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing southwesterly along said northwesterly line, a distance of 70.00 feet;

Thence southeasterly at a right angle and parallel with the centerline of Myers Street, a distance of 160.00 feet;

Thence northeasterly at a right angle and parallel with the centerline of said Magnolia Avenue, a distance of 70.00 feet;

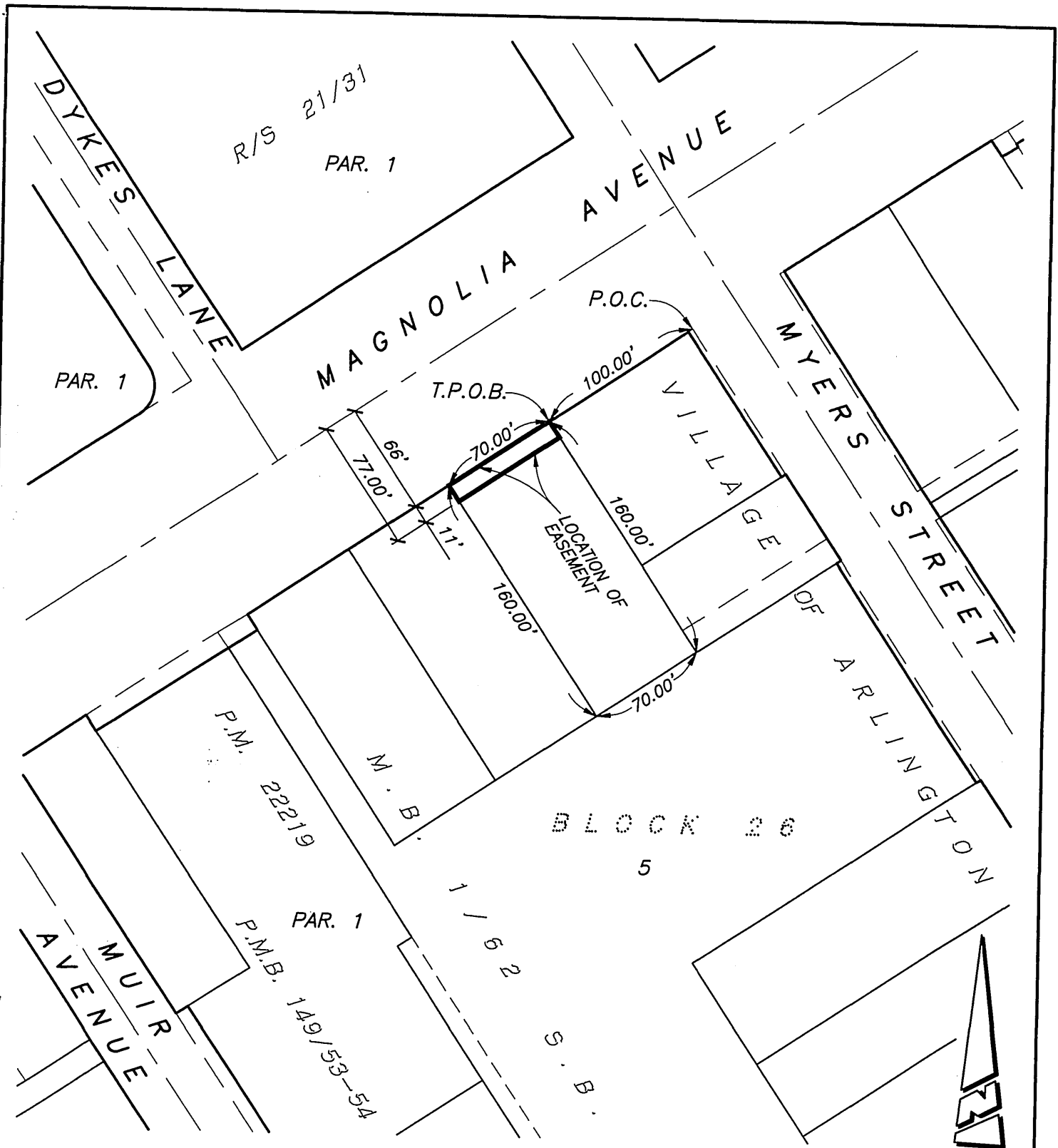
Thence northwesterly at a right angle and parallel with the centerline of said Myers Street, a distance of 160.00 feet to the **TRUE POINT OF BEGINNING**.

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

 06/16/06 Prep.   
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/07



2006-0633234  
08/30/2006 08:08A  
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● CITY OF RIVERSIDE, CALIFORNIA ●

65-8

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"=80'

DRAWN BY: RICH DATE: 06/16/06

SUBJECT: 9720 MAGNOLIA AVENUE R/W DEDICATION (BP 06-1574)



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