

When recorded mail to:

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

DOC # 2008-0106879

03/05/2008 08:00A Fee:NC

Page 1 of 7

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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			7						
M	A	L	465	426	PCOR	NCOR	SMF	NCHS	EXAM
NCHG CL									513

Project: Tyler Street Widening
Parcel 027
A.P.N. 147-050-007

D - 10186

Φ



GRANT OF EASEMENT

JOHN JACKSON PRATT and BINH-AN PHAM, husband and wife as joint tenants, as to an undivided one-half interest, and HUNG MANH LE and THUY DO, husband and wife as joint tenants, as to an undivided one-half interest, as tenants in common, 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 July 17, 2002

John Jackson Pratt
JOHN JACKSON PRATT

Binh-An Pham
BINH-AN PHAM

Hung Manh Le
HUNG MANH LE

Thuy Do
THUY DO

GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside } ss

On June 5, 2002, before me D. Stoiber
(date) (name)

a Notary Public in and for said State, personally appeared
Thuy Do
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]
Signature

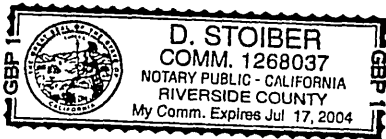
OPTIONAL SECTION

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:

4 of 2
99:89 8983/58/39
F/RRRTA-RNN?



**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 7/26/02

CITY OF RIVERSIDE

Carol J. Chado

Real Property Services Manager
of the City of Riverside

TYLERPARCEL027GOE.DOC

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

BY *[Signature]*
Deputy City Attorney



2008-0106879
03/05/2008 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:

That portion of Lot 11 in Block 7 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:

BEGINNING at the most easterly corner of said Lot 11;

THENCE North 26°15'39" West, along the northeasterly line of said Lot 11, a distance of 80.35 feet to the most northerly corner of that certain parcel of land described in deed to John Jackson Pratt, et al., by document recorded February 23, 1984, as Instrument No. 36795 of Official records of said Riverside County;

THENCE South 62°21'15" West, along the northwesterly line of said parcel of land, 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;

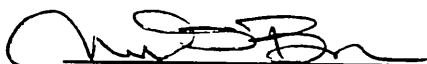

THENCE South 26°15'39" East, along said parallel line, a distance of 52.84 feet to the beginning of a tangent curve concaving westerly and having a radius of 34.50 feet;

THENCE southeasterly to the right along said curve through a central angle of 67°40'39" an arc length of 40.75 feet to the southeasterly line of said Lot 11;

THENCE northeasterly along said southeasterly line, a distance of 29.75 feet to the POINT OF BEGINNING.

Area – 800 square feet.

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

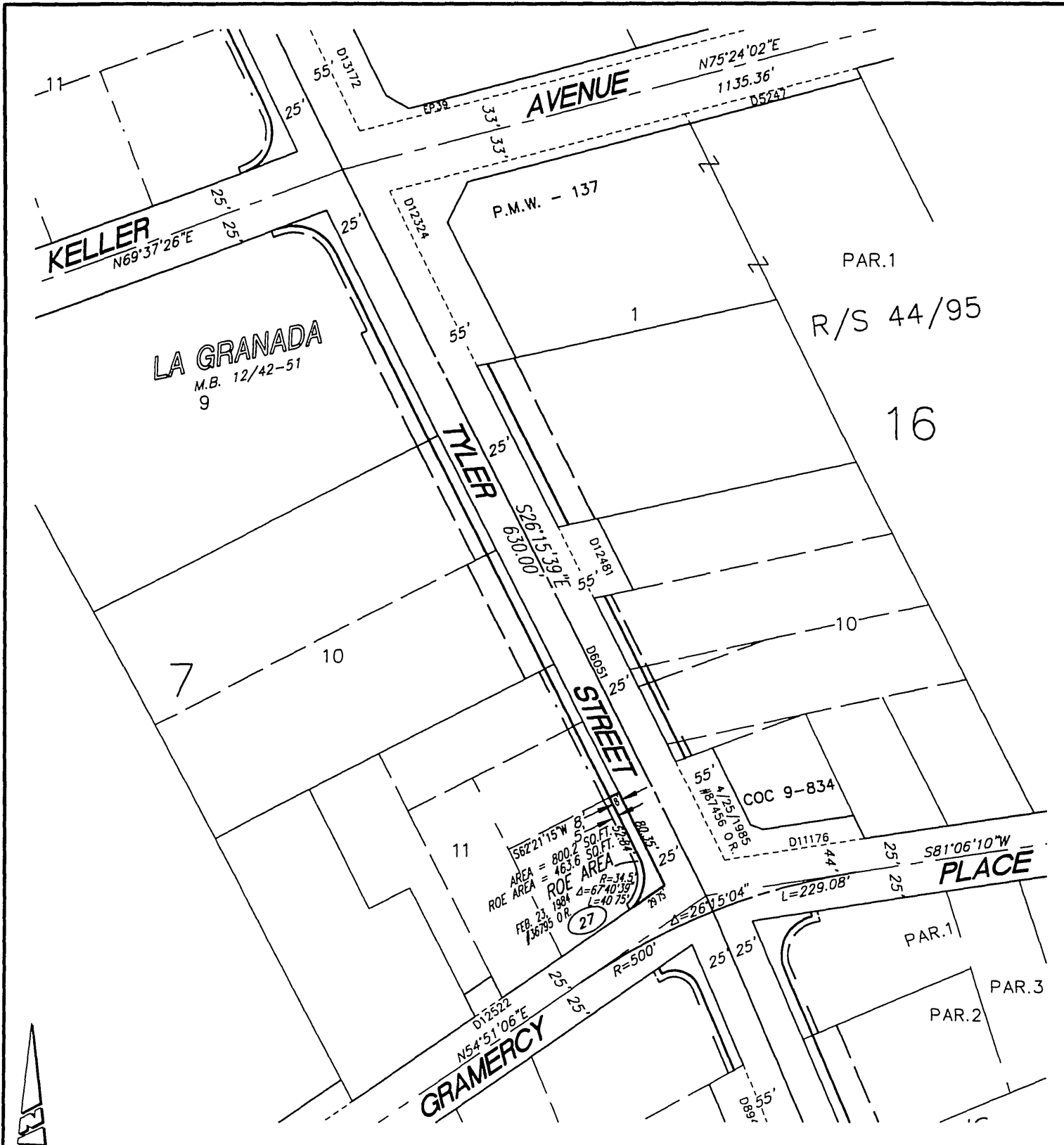
 4/12/02 Prep. 
Mark S. Brown, L.S. 5655 Date License Expires 9/30/03



2008-0106879
03/05/2008 08 00A
4 of 7



LJ08-0106879
 03/05/2008 08:08A
 5 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 1 64-2

SCALE: N.T.S. DRAWN BY: Kgs DATE: 4/08/02 SUBJECT: TYLER ST. WIDENING - WELLS TO JURUPA

16186

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

State of California

County of Riverside

On 7-17-02 before me, J. Jones, Notary Public,

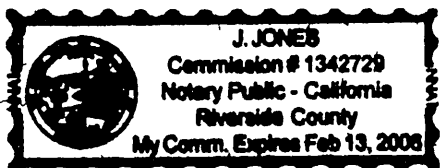
DATE

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared John Jackson Pratt and Binh-An Pham,

NAME(S) OF SIGNER(S)

personally known to me - OR - approved 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.

[Handwritten signature of J. Jones]

SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
CORPORATE OFFICER

TITLE(S)

- PARTNER(S) LIMITED GENERAL
ATTORNEY-IN-FACT
TRUSTEE(S)
GUARDIAN/CONSERVATOR
OTHER:

DESCRIPTION OF ATTACHED DOCUMENT

Grant of Easement

TITLE OR TYPE OF DOCUMENT

5

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

SIGNER(S) OTHER THAN NAMED ABOVE



16186

STATE OF CALIFORNIA }
COUNTY OF ORANGE }

On the 14th day June, 2002, before me, TUAN A. NGUYEN, NOTARY PUBLIC, personally appeared HUNG MANH LE, 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 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





2008-0106879
03/05/2008 08 00A
7 of 7

16186