

Untitled title

When recorded mail to:

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

DOC # 2008-0264647

05/16/2008 08:00A Fee:NC

Page 1 of 6

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)

50604588

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Project: Magnolia Avenue Grade Separation  
APN: 225-052-009 TRX - 009-125  
Address: 6214 Magnolia Avenue, Riverside, CA

D - 16225



GRANT DEED

WHO ACQUIRED TITLE AS  
KIM C. ROBSON AND STEPHANIE D. ROBSON, / Grantors, FOR VALUABLE  
KIM CARLTON ROBSON AND STEPHANIE DEE ROBSON, HUSBAND AND WIFE AS JOINT TENAN  
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, the 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: 4-01-08

By: Kim C Robson  
Kim C. Robson

By: Stephanie D. Robson  
Stephanie D. Robson

APPROVED  
CITY ATTORNEY  
BY: [Signature]  
Deputy City Attorney

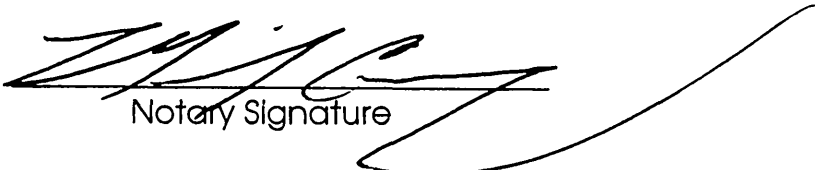
ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss

On April 17<sup>th</sup> 2008, before me Michael Carney Notary Public  
personally appeared Kim C. Robson and Stephanie J. Robson  
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct

WITNESS my hand and official seal.

  
Notary Signature



Michael Carney  
#1612178  
Exp. OCT 9, 2009  
Riverside County  
California 92509


**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 06, 2005  
and the grantee consents to recordation thereof by its duly authorized officer.

Dated 5/6/08

**CITY OF RIVERSIDE**

By: Amelia M. Valera

APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE  
BY   
Deputy City Attorney

**EXHIBIT A**

MAGNOLIA AVENUE GRADE SEPARATION  
FEE SIMPLE INTEREST  
APN: 225-052-009

THAT CERTAIN REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, WITH THE NORTH LINE OF THE RIGHT OF WAY OF THE SAN PEDRO, LOS ANGELES AND SALT LAKE RAILROAD, AS DESCRIBED IN DEED RECORDED IN BOOK 163 PAGE 314 OF DEEDS, RIVERSIDE COUNTY, RECORDS;

THENCE WEST ALONG SAID NORTH LINE OF SAID RAILROAD RIGHT OF WAY, 434 FEET;

THENCE AT A RIGHT ANGLE NORTH AND PARALLEL WITH EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, 57 FEET, MORE OR LESS, TO A POINT IN THE SOUTHEASTERLY LINE OF MAGNOLIA AVENUE AS DESCRIBED IN DEED RECORDED MARCH 7, 1911 IN BOOK 329 PAGE 190 OF DEEDS, RIVERSIDE COUNTY, RECORDS;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF MAGNOLIA AVENUE 100 FEET FOR THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE OF MAGNOLIA AVENUE, A DISTANCE OF 50 FEET;

THENCE AT A RIGHT ANGLE SOUTHEASTERLY 242.17 FEET TO A POINT 74.1 FEET NORTH FROM THE RIGHT OF WAY OF SAID RAILROAD WHEN MEASURED ON A LINE AT RIGHT ANGLES THERETO;

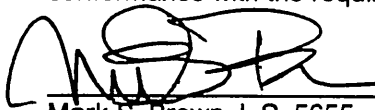
THENCE WEST, PARALLEL WITH THE NORTH LINE OF SAID RAILROAD RIGHT OF WAY AND 74.1 FEET NORTHERLY THEREFROM, 105.75 FEET TO A POINT 149 FEET, SOUTH 62° 30' EAST FROM SAID SOUTHEASTERLY LINE OF MAGNOLIA AVENUE;

THENCE NORTH 62° 30' WEST, 149 FEET TO THE POINT OF BEGINNING.

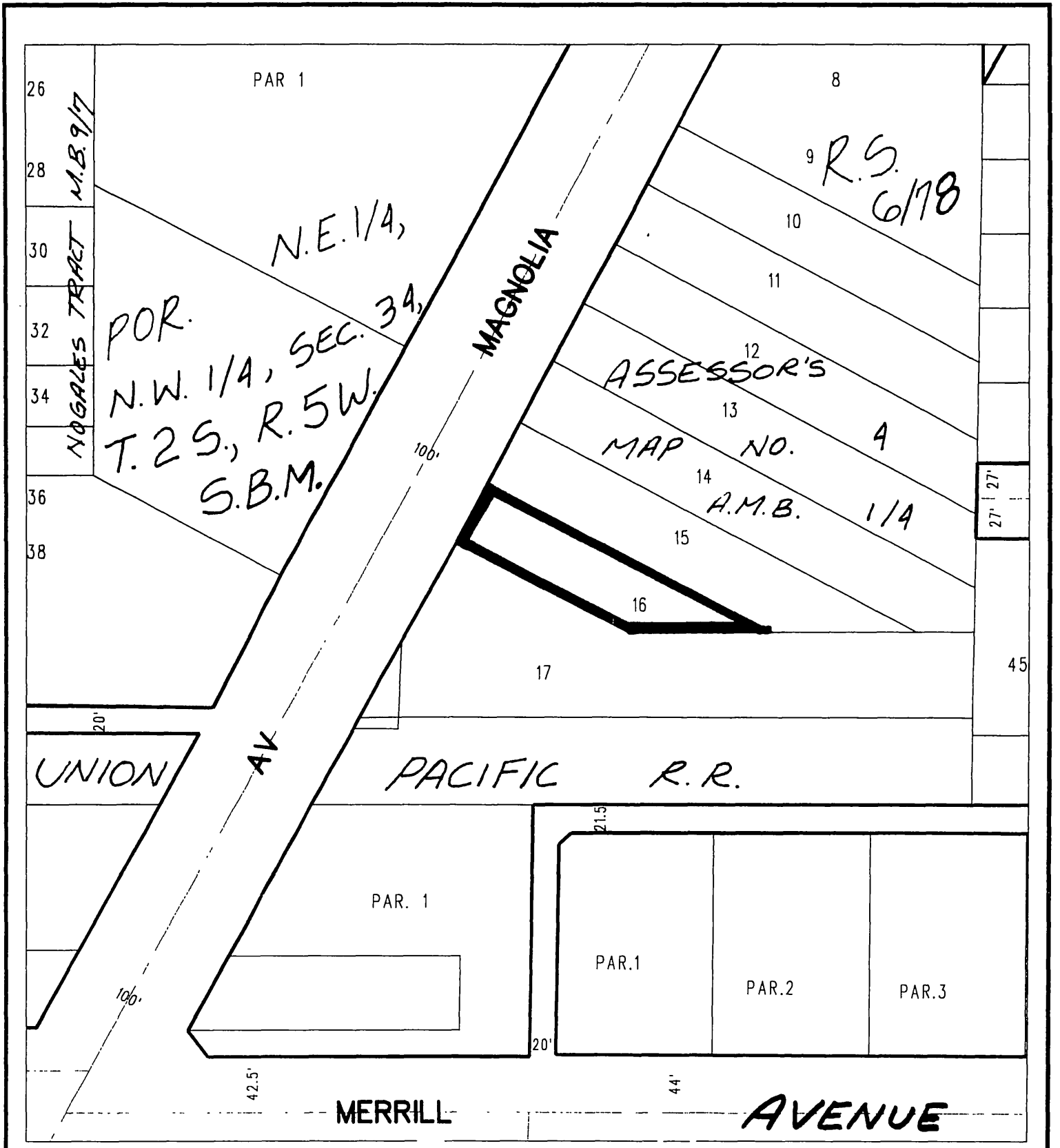
SAID PROPERTY IS ALSO SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 6 PAGE 78 OF RECORDS OF SURVEY, RIVERSIDE COUNTY, RECORDS.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 9,773 SQUARE FEET, MORE OR LESS.

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

 7/3/07 Prep. E.V.  
Mark S. Brown, L.S. 5655                      Date  
License Expires 9/30/07





◆ CITY OF RIVERSIDE, CALIFORNIA ◆

38-8  
53-2

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" = 100'

Drawn by: ev

Date: 07/02/07

Subject: Magnolia Avenue

ORIGINAL

16225

**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.1, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached documents:

(Print or type the page number(s) and wording below):

Approved as to Form-
City attorneys
office
Deputy City Attorney

DATE: 5/16/03

SIGNATURE: 

