

When recorded mail to:

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

DOC # 2008-0464196

08/22/2008 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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHGCC									508

Project: Nelson Street Improvements  
A.P.N. 225-284-001

**D - 16261**



GRANT OF EASEMENT

**THE NELSON MAGNOLIA PARTNERS, LLC, a California limited liability company, by the KNUTSON TRUST, established June 12, 1987 (Managing Member) and by the KNUTSON FAMILY TRUST established on December 21 (Managing Member), 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, the 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 \_\_\_\_\_

THE NELSON MAGNOLIA PARTNERS, LLC,  
a California limited liability company, by the  
KNUTSON TRUST, established June 12,  
1987 (Managing Member) and by the  
KNUTSON FAMILY TRUST established on  
December 21 (Managing Member)

By *William J. Knutson*

William J. Knutson  
(print name)

Title MANAGING MEMBER

By *Charles R. Knutson Jr.*

CHARLES R. Knutson Jr.  
(print name)

Title MANAGING MEMBER

State of California  
County of Orange } -ss

On August-07-08, before me Sergio Medina notary Public  
personally appeared William J. Knutson & Charles Raymond Knutson Jr.  
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.

*Sergio Medina*  
Notary Signature



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**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 8/15/08

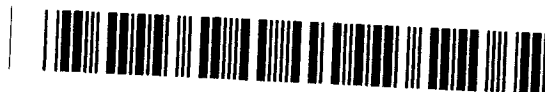
**CITY OF RIVERSIDE**

By Amelia M. Valeri

NELSON STREET IMPROVEMENTS DOC

APPROVED AS TO FORM

[Signature]  
Sp. Rep. City of Riverside



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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 22 of Nelson Square, as shown by map on file in Book 14, Page 40 of Maps, records of Riverside County, California, described as follows:

BEGINNING at the northeasterly corner of said Lot 22;

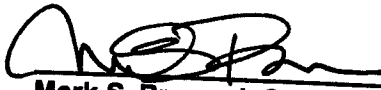
THENCE South  $89^{\circ}17'$  West, along the northerly line of said Lot 22, a distance of 9.00 feet;

THENCE South  $45^{\circ}21'30''$  East, a distance of 12.65 feet to a point in the easterly line of said Lot 22, distant thereon 9.00 feet South of said northeasterly corner;

THENCE North along said easterly line, a distance of 9.00 feet to the POINT OF BEGINNING.

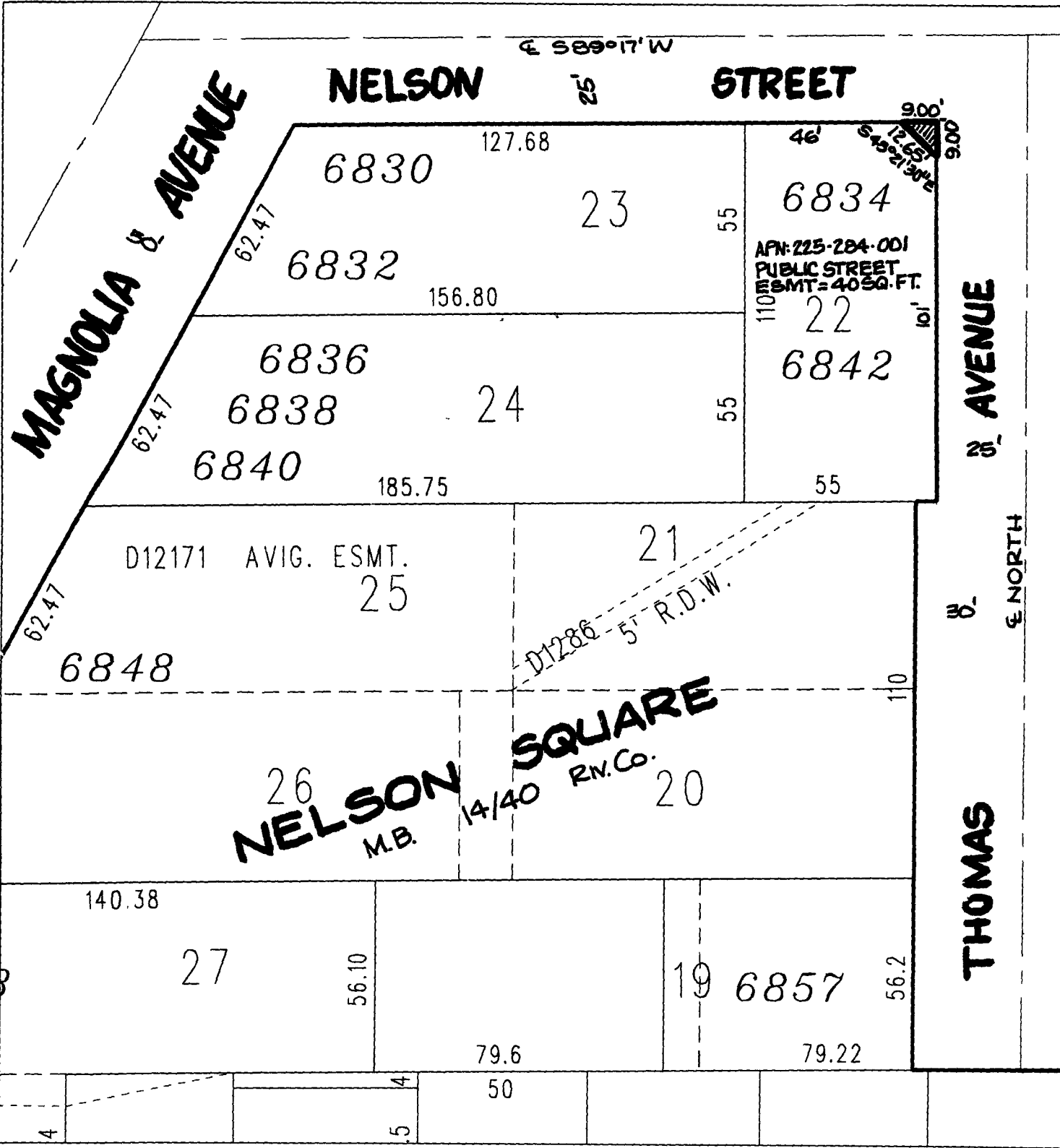
Area - 40 square feet.

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

 7/5/08 Date Prep. Keg  
Mark S. Brown, L.S. 5655  
License Expires 9/30/09



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◆ **CITY OF RIVERSIDE, CALIFORNIA** ◆ 53-4

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" = 40' Drawn by: skn Date: 06/27/08 Subject: NELSON STREET IMPROVEMENTS

16761