

Commonwealth Land Title Company

When recorded mail to:

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

**This document was electronically submitted
to the County of Riverside for recording**
Received by: MRUIZ

FREE RECORDING

This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code §6103)

9305007

Project: Tyler Street Widening

POR. APN: 147-251-017

Address: 4706 Tyler Street

TRA: 009-175

FOR RECORDER'S OFFICE USE ONLY

D - 16990

GRANT OF EASEMENT

CHARLES A. PALMER and JUANITA L. PALMER, Trustees or their Successors in Trust, under the Palmer Family Trust dated September 29, 1999, and any amendments thereto, as Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the CITY OF RIVERSIDE, a California charter city and municipal corporation, 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 the same, as well as pedestrian walkway facilities, manufactured slopes, utilities, including but not limited to electric energy distribution, transmission and telecommunications facilities, waterline distribution and transmission facilities, sanitary sewers, storm drains, traffic signals and related electrical facilities, gas line facilities, 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 1-10-2014

CHARLES A. PALMER and JUANITA L. PALMER, Trustees or their Successors in Trust, under the Palmer Family Trust dated September 29, 1999, and any amendments thereto

Charles A. Palmer, Trustee

CHARLES A. PALMER, Trustee

Juanita L. Palmer, Trustee

JUANITA L. PALMER, Trustee

ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On 1/10/14, before me Lisa Andresen

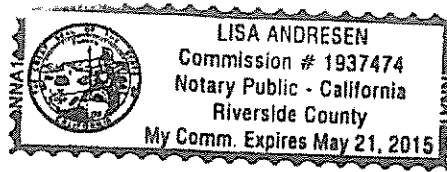
notary public, personally appeared Charles A. Palmer and
Juanita L. Palmer

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.

Lisa Andresen
Notary 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, a California charter city and 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 1-16-14

CITY OF RIVERSIDE

By [Signature]
David Welch
Real Property Services Manager

APPROVED AS TO FORM
[Signature]
SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT A

POR. APN: 147-251-017
Street & Highway Easement

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

That portion of Lot 10 in Block 10 of La Granada, as shown by map filed in Book 12, Pages 42 through 51, inclusive, of Maps, records of Riverside County, California, described as follows:

BEGINNING at the most easterly corner of said Lot 10;

THENCE South 47°54'21" West, along the southeasterly line of said Lot 10, a distance of 64.16 feet to a point of cusp with a tangent curve concaving northwesterly and having a radius of 47.50 feet;

THENCE northeasterly to the left along said curve through a central angle of 78°13'21" an arc length of 64.85 feet to a line that is parallel with and distant 50.00 feet southwesterly, as measured at right angles, from the centerline of Tyler Street (formerly Tyler Avenue) as shown by said map;

THENCE North 30°19'00" West, along said parallel line, a distance of 16.38 feet to the northwesterly line of Parcel 2 of those certain parcels of land described in deed to Charles A. Palmer, et ux., by document recorded October 23, 1975, as Instrument No. 130615 of Official Records of said Riverside County;

THENCE North 47°54'21" East, along said northwesterly line, a distance of 25.54 feet to the northeasterly line of said Lot 10;

THENCE South 30°19'00" East, along said northeasterly line, a distance of 55.00 feet to the **POINT OF BEGINNING**;

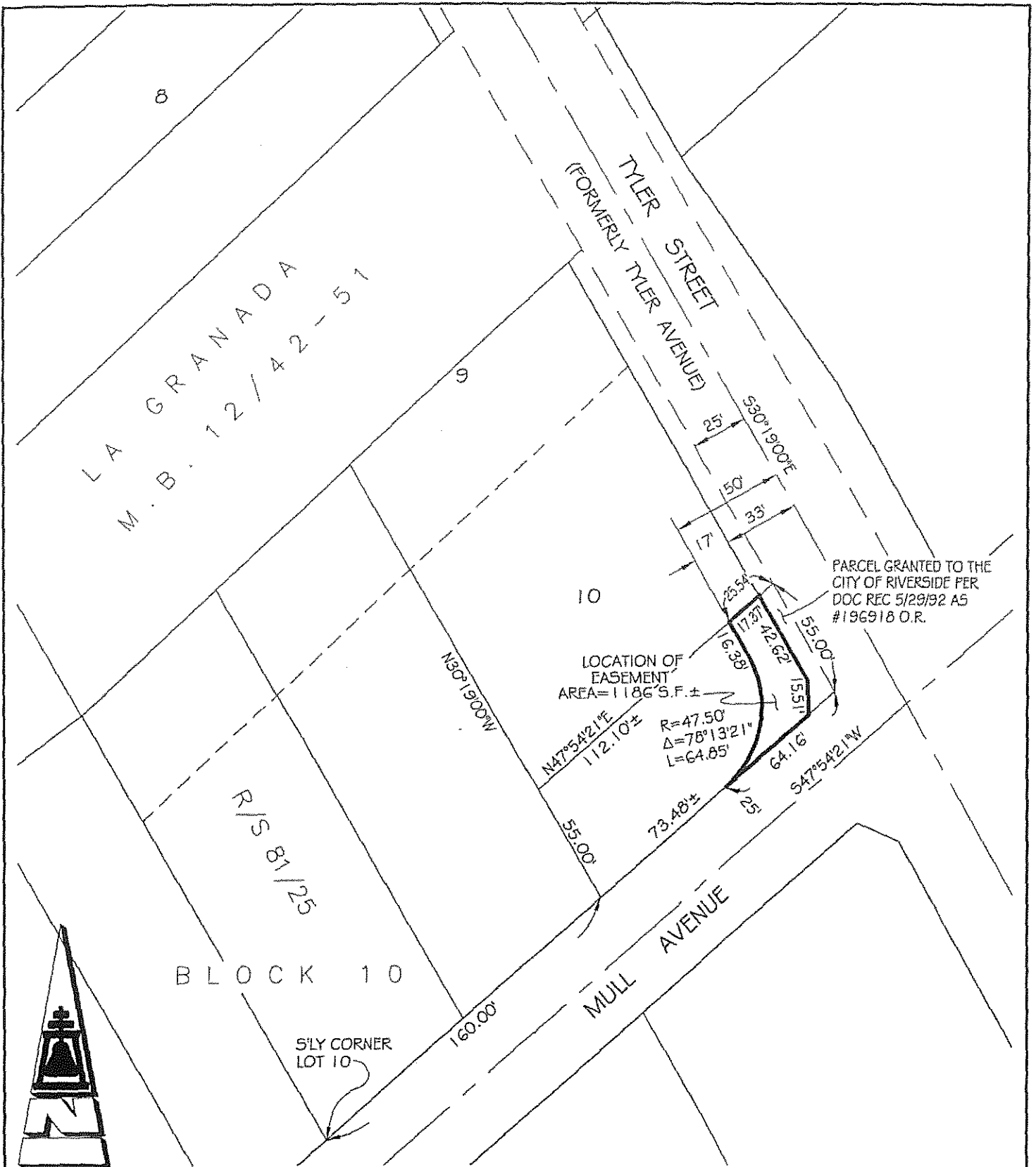
EXCEPTING THEREFROM that portion conveyed to the City of Riverside by grant deed recorded May 29, 1992, as Instrument No. 196918 of Official Records of said County.

Containing 1186 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.

Curtis C. Stephens 5/29/12 Prep. _____
Curtis C. Stephens, L.S. 7519 Date





• CITY OF RIVERSIDE, CALIFORNIA • D-16990

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"=60' DRAWN BY: RICH DATE: 5/24/12 SUBJECT: TYLER STREET WIDENING - APN 147-251-017