

COPY

When recorded mail to:

SURVEYOR
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

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

FOR RECORDER'S OFFICE USE ONLY

Por. APN: 147-281-022
Address: 10307 Cook Street

DX - 1847

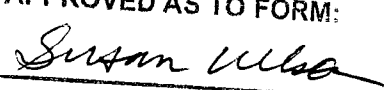
GRANT DEED

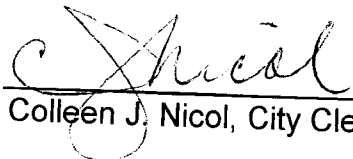
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **CITY OF RIVERSIDE, a California charter city and municipal corporation**, as Grantor does hereby grant to **CANDIDO TELLEZ, JR., an unmarried man**, the real property as described in **EXHIBIT "A"** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated October 23, 2020

CITY OF RIVERSIDE, a California charter city and municipal corporation

By 
Al Zelinka, PAICP, City Manager

APPROVED AS TO FORM:
BY: 
ASSISTANT CITY ATTORNEY

Attest 
Colleen J. Nicol, City Clerk

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside } ss

On October 23, 2020, before me, Lorena Verdusco, Notary Public,
notary public, personally appeared, Al Zelinka and Colleen J. Nicol

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.

Lorena Verdusco
Notary Signature

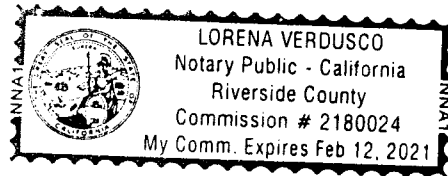


EXHIBIT "A"
LEGAL DESCRIPTION

Address: 10307 Cook Street
A.P.N. 147-281-022

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

Lot 11 in Block 11 of La Granada, as shown by map on file in Book 12, Pages 42 to 51 of Maps, Records of Riverside County California;

EXCEPTING THEREFROM the northwesterly 68.77 feet measured along the southwesterly line of Tyler Street (formerly Tyler Avenue);

ALSO EXCEPTING THERFROM that portion lying southwesterly of the northeasterly 79.50 feet as measured along the north line of Cook Avenue;

TOGETHER with the northwesterly 10.00 feet of Cook Avenue as shown on said La Granada adjacent to the above described parcel, as vacated by the Riverside County Board of Supervisors, a Certified Copy of which was recorded October 15, 1948 as Instrument No. 360 of Official Records of said Riverside County;

EXCEPTING THERFROM that portion of the above described parcel lying northeasterly, easterly and southeasterly of the following described Line:

BEGINNING at the intersection of the northwest line of the above described parcel and a line parallel with and distant 55.00 feet southwesterly, as measured at right angles to the centerline of Tyler Street as shown on said La Granada;

Thence South $30^{\circ}19'00''$ East, along said parallel line, a distance of 85.08 feet;

Thence South $08^{\circ}03'05''$ West, a distance of 30.11 feet to a point on a line parallel with and distant 33.00 feet northwesterly, as measured at right angles to the centerline of Cook Avenue as shown on said La Granada and the beginning of a non-tangent curve concave southeast, having a radius of 2897.63 feet, a radial line to said point bears North $40^{\circ}39'28''$ West;

THENCE Southwesterly to the left along said curve and said parallel line, an arc length of 30.08 feet through a central angle of $00^{\circ}35'41''$ to the southwest line of the above described parcel and to the END of this Line description.

Area – 4,839.3 S.F. 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 8/24/10 Prep. (Signature)
Curtis C. Stephens, L.S. 7519 Date





LOT 10

BLOCK 11

LOT 11

LA GRANADA

MB 12/42-51

TYLER

STREET

STREET

COOK

VACATED 11/15/48

#360

40'

10'

30'

R=2964.93'

N46°47'34"E
49.51'

68.77'

50'

30.78'

168.77'

N30°19'00"W

100.00'

55'

N46°47'34"E
96.07'

AREA-4,839.3 S.F.

N30°19'00"W
103.19'

85.08'

30.71'

N88°03'05"E

30.71'

33'

N40°39'28"W(R)

- CURVE DATA**
- ① R=2904.93' Δ =1°34'05" L=79.50'
 - ② R=2897.93' Δ =0°35'41" L=30.08'

• 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

SCALE: 1"=40'

DRAWN BY: CURT

DATE: 4/24/17

SUBJECT: TYLER WIDENING SURPLUS - APN 147-281-022

DEPARTMENT HEAD APPROVAL FORM
Contracts/Agreements

DATE: **September 3, 2020**

PARTIES: **Candido Tellez**


PROJECT DESCRIPTION: **Grant Deed**
Tyler Street Widening Surplus Land Sale
Portion of 147-281-022
10307 Cook Street, Riverside

SCOPE OF CONTRACT/SERVICE: **N/A**

IF AN AMENDMENT, REASON FOR AMENDMENT (e.g., more time needed, additional scope added, extension permitted from original contract, etc.):

DEPARTMENT: Community & Economic Development/Real Property Services Division

BUDGET ACCOUNT (GL Key and Object): **N/A**

DEPT. HEAD APPROVAL: 

David Welch
Community & Economic Development Director

PROCUREMENT: N/A

Verification that procurement of goods, services, construction, etc., was done in conjunction with the City's purchasing policies and procedure:

- () Formal Procurement (Bid #, RFP #, panel, etc.): _____
- () Informal Procurement (Three quotes, single/sole source, under non-bidding threshold, etc.): _____
- () Emergency Procurement (date, event, etc.): _____
- () Requisition Number: _____
- () Date Approved by City Council/Board: _____

Purchasing Division Validation: _____ Date: _____

PLEASE RETURN TO: City Clerk's Office, Ext. 4276, DAlegria@riversideca.gov
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