

246897

When recorded mail to:

Property Services
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

FREE RECORDING
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RECEIVED FOR RECORD
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JUN 16 1994

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: **Castleview Park
Wall Encroachment**

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a municipal corporation of the State of California, does hereby grant to ALBIN L. KOVAR, a married man as his sole and separate property and MAGDALENA JAIME GARCIA, an unmarried woman, as joint tenants, the real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot "L" of Tract No. 8146 as shown by map on file in Book 121 of Maps, pages 48 and 49 thereof, records of Riverside County, California, described as follows:

BEGINNING at the most northerly corner of Lot 12 of said Tract No. 8146;

THENCE South 50°31'52" West, along the northwesterly line of said Lot 12, a distance of 102.50 feet to the most westerly corner of said Lot 12; said corner being a point in a non tangent curve concave southwesterly and having a radius of 230.00 feet; the radial line to said point bears North 50°31'52" East;

THENCE northwesterly, along said curve, through a central angle of 00°18'45" an arc length of 1.25 feet;

THENCE North 50°12'43" East, 109.48 feet;

THENCE South 34°05'29" East, 105.12 feet;

THENCE South 30°24'43" East, 10.74 feet to a point in the northeasterly prolongation of the southeasterly line of said Lot 12;

THENCE South 69°21'54" West, along said northeasterly prolongation, 1.26 feet to the most easterly corner of that certain parcel of land conveyed to Harold D. Kochenderfer, Jr., et ux by deed recorded August 2, 1993, as Instrument No. 297973 of Official Records of Riverside County, California;

THENCE North 34°05'29" West, along the northeasterly line of said parcel conveyed to Harold D. Kochenderfer, Jr., 113.50 feet to the most northerly corner of said parcel; said corner also being a point the northeasterly prolongation of said northwesterly line of Lot 12;

THENCE South 50°31'52" West, along said northeasterly prolongation, 4.88 feet to said POINT OF BEGINNING.

Area: 384.7 square feet

Dated June 15, 1994

CITY OF RIVERSIDE,
a municipal corporation

By Ronald D. Louie, Jr.
Mayor

Attest Karen E. Lindquist
City Clerk

APPROVED AS TO FORM

Stan T. Yamamoto
Stan T. Yamamoto, City Attorney

DESCRIPTION APPROVAL 4/5/94
W. Krausky by WF
SURVEYOR, CITY OF RIVERSIDE



GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On June 15, 1994, before me Margaret I. Archambault
(date) (name)

a Notary Public in and for said State, personally appeared

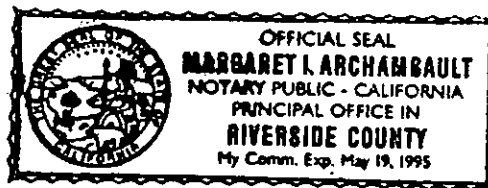
Ronald O. Loveridge & Karen E. Lindquist

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~~ they executed the same in ~~his/her/their~~ their authorized capacity(ies), and that by ~~his/her/their~~ 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.

Margaret I. Archambault
Signature



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
- (X) Individual(s)
- () Trustee(s)
- () Other

- () Partner(s)
- () General
- () Limited

The party(ies) executing this document is/are representing:

cvpk&g.ded

LOT "L"

KOCHENDERFER,
INST. No. 297973
REC 8/2/93.

NEW LOT LINE

S 34°05'29"E 105.12'

891.9 SO. FT.

113.50'

S 34°27'30"E 112.05'

ORIGINAL LOT LINE

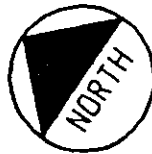
P.O.B.

CURVE	DELTA ANGLE	RADIUS	ARC
C 1	19°11'56"	230.00'	77.07'
C 2	00°18'45"	230.00'	1.26'

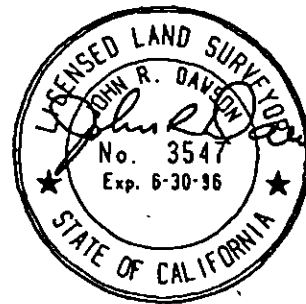
LINE	BEARING	DISTANCE
L 1	S 30°24'43"E	10.74'
L 2	S 69°21'54"W	5.52'

LOT 12
TRACT No. 8146

M.P. 121/48-49



DRAWING SCALE: 1" = 20'



GLEN AIRE AVE.

• 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

11/23-4

SCALE: 1" = 20'

DRAWN BY WF DATE 9/5/94

SUBJECT CASTLEVIEW PARK

1000