

446728

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 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

Project: 11010 Wells Avenue  
Building Permit

**12596**

GRANT DEED

ELI M. PAVONI and KAREN A. PAVONI, husband and wife as joint tenants, as to an undivided 68 percent interest, BRUCE G. SHEPARD and BARBARA J. SHEPARD, husband and wife as joint tenants, as to an undivided 29 percent interest, and BARBARA SHEPARD, aka BARBARA J. SHEPARD, a married woman, as to an undivided 3 percent interest, Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the CITY OF RIVERSIDE, a municipal corporation, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

Parcel 1

The southwesterly 4.00 feet of Lot 21 in Block 30 of La Sierra Gardens, as shown by map on file in Book 11, Pages 42 through 50 of Maps, records of Riverside County, California.

Area - 200.0 square feet

Parcel 2

The southwesterly 4.00 feet of Lot 22 in Block 30 of La Sierra Gardens, as shown by map on file in Book 11, Pages 42 through 50 of Maps, records of Riverside County, California.

Area - 200.0 square feet

RECEIVED FOR RECORD

Min. Past 2 o'clock P.M.

DEC 21 1989

Recorded in Official Records of Riverside County, California

*William J. Pomeroy*  
Recorder

Fees \$

Parcel 3

That portion of Lots 15, 21 and 22 in Block 30 of La Sierra Gardens, as shown by map on file in Book 11, Pages 42 through 50 of Maps, records of Riverside County, California, described as follows:

BEGINNING at the most southerly corner of said Lot 15;

THENCE North  $30^{\circ} 52' 15''$  West, along the northeasterly line of said Lot 15, a distance of 85.00 feet to the southeasterly line of that certain parcel of land conveyed to the County of Riverside by Grant Deed recorded September 4, 1940, in Book 473, Page 507 of Official Records of said Riverside County;

THENCE South  $59^{\circ} 07' 45''$  West, along said southeasterly line and along the southwesterly prolongation of said southeasterly line, a distance of 154.50 feet to the northwesterly line of said Lot 21;

THENCE South  $11^{\circ} 06' 00''$  West, along said northwesterly line, a distance of 10.76 feet to a line parallel with and distant 8.00 feet southeasterly, as measured at right angles, from said northwesterly line;

THENCE North  $59^{\circ} 07' 45''$  East, along said parallel line, a distance of 141.69 to the beginning of a non-tangent curve concaving southwesterly and having a radius of 33.50 feet; the radial line to the beginning of said curve bears North  $0^{\circ} 19' 22''$  East;

THENCE easterly to the right along said curve through a central angle of  $22^{\circ} 37' 57''$  an arc length of 16.39 feet to a line parallel with and distant 33.00 feet southwesterly, as measured at right angles, from the centerline of Doane Avenue as shown by said map;

THENCE  $30^{\circ} 52' 15''$  East, along said last mentioned parallel line, a distance of 58.80 feet to the southwesterly line of said Lot 15;

THENCE South  $78^{\circ} 54' 24''$  East, along said southwesterly line, a distance of 10.76 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM that portion of said Lot 15 as conveyed to the County of Riverside by Grant Deed recorded January 18, 1960, as Instrument No. 4572 of Official Records of said Riverside County.

Area - 0.042 of an acre.

DESCRIPTION APPROVAL 12/25/03  
*George P. Hutchinson* by *KJP*  
 SURVEYOR, CITY OF RIVERSIDE



Dated 11-15-89

Eli M. Pavoni  
ELI M. PAVONI

Karen A. Pavoni  
KAREN A. PAVONI

Bruce G. Shepard  
BRUCE G. SHEPARD

Barbara J. Shepard  
BARBARA J. SHEPARD

Barbara Shepard  
BARBARA SHEPARD

Spouse of BARBARA SHEPARD, as to any community property interest he may have in her 3 percent interest

Bruce G. Shepard  
SPOUSE OF BARBARA SHEPARD

APPROVED AS TO FORM

[Signature]

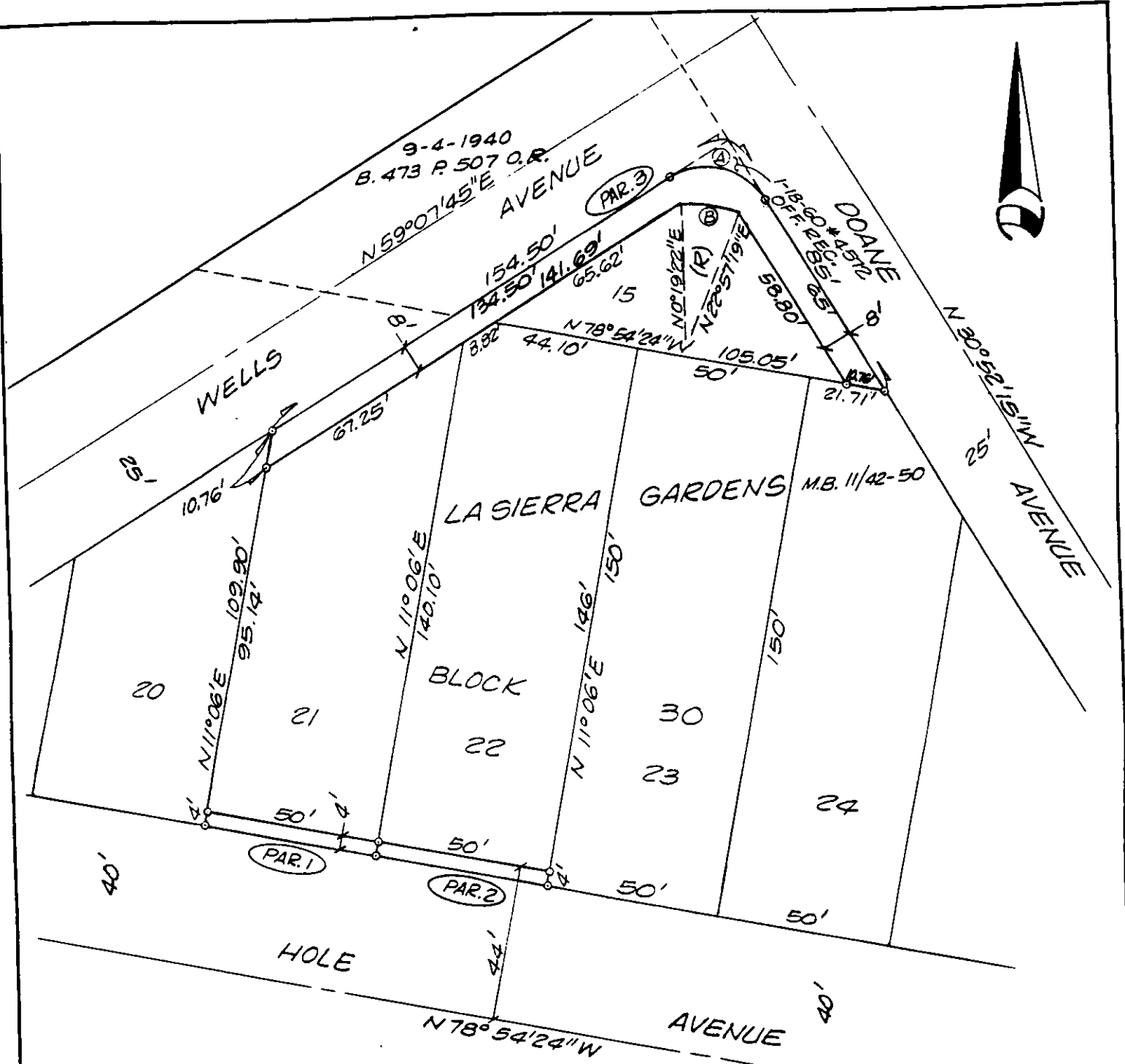
CONSENT TO RECORDATION

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. 14883 of said City Council adopted January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 12/21/89

[Signature]  
Title Property Services Manager

0846u/b  
10/25/89



CURVE		DATA	
LT.	R	Δ	L
A	20.00'	90°00'00"	31.42'
B	41.50'	22°37'51"	10.39'

• 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

6/33

SCALE: 1" = 40'

DRAWN BY Kgs DATE 10/20/89

SUBJECT 11010 WELLS AVENUE BLDG PMT