

094596

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)

RECEIVED FOR RECORD
AT 2:00 O'CLOCK P.M.

MAR 15 1990

Recorded in Official Records
of Riverside County, California

William F. Borah
Recorder

Fees:

FOR RECORDER'S OFFICE USE ONLY

Project: COC-2-834
Fairview Avenue

12643

GRANT DEED

JOHN G. BOWEN and DOROTHY M. BOWEN, husband and wife, as joint tenants, 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:

See EXHIBIT "A", attached.

Dated

3-10-90

John G. Bowen

JOHN G. BOWEN

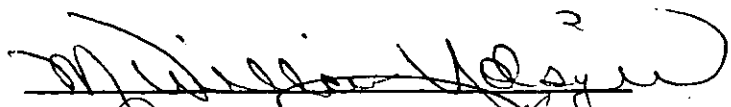
Dorothy M. Bowen

DOROTHY M. BOWEN


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 3/15/90


Title Property Services Manager

0996u/b

APPROVED AS TO FORM

CHIEF ASSISTANT CITY ATTORNEY


J.F. Davidson Associates, Inc.

ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

March 1, 1990

W.O. 9011926

EXHIBIT "A"
FAIRVIEW AVENUE
RIGHT-OF-WAY ACQUISITION
COC-2-834
BOWEN

That portion of Lot 3 of Church Subdivision as shown by map on file in Book 6 of Maps, at page 55 thereof, Records of Riverside County, California, described as follows:

Beginning at the most Northerly corner of Lot 12 of Tract 19236 as shown by map on file in Book 146 of Maps, at pages 38 and 39 thereof, Records of Riverside County, California;

Thence N.70°46'33"W., a distance of 51.40 feet to a point on the Easterly line of Lot "C" (Chicago Avenue) of Fairview Estates No. 3 as shown by map on file in Book 37 of Maps at pages 27 and 28 thereof, Records of Riverside County, California, said point being the Northeast corner of that portion of said Lot "C" (Chicago Avenue) vacated by Resolution No. 9285 of the City Council of Riverside, California recorded December 7, 1961 as Instrument No. 105236, Official Records of Riverside County, California;

Thence N.27°04'00"E. along the Easterly line of said Lot "C" (Chicago Avenue), a distance of 4.41 feet to the Southwest corner of that certain parcel of land conveyed to the City of Riverside by deed recorded August 15, 1969 as Instrument No. 84050, Official Records of Riverside County, California;

Thence Easterly along the Southerly line of said parcel of land conveyed to the City of Riverside on a non-tangent curve concave Northerly, having a radius of 900.00 feet, through an angle of 03°12'29", an arc

3630 Lemon Street Suite 300
 P.O. Box 111
 Riverside CA 92503
 (714) 676-4444
 FAX 714-676-5454

1091 D. S. Mt. Vernon Avenue
 Corona CA 92624
 (714) 625-1342
 FAX 714-625-3583

75-150 Sheryl Drive
 P.O. Box 12817
 Palm Desert CA 92255
 (818) 346-5671
 FAX 619-340-6529

27349 Jefferson Suite 115
 P.O. Box 345
 Rancho California CA 92390
 (714) 676-7710
 FAX 714-699-1981

EXHIBIT "A" - FAIRVIEW AVENUE
ROW ACQUISITION
COC-2-834 - BOWEN
March 1, 1990
Page Two

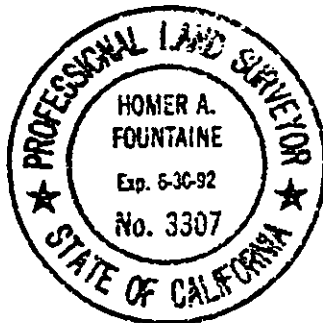
length of 50.39 feet (the initial radial line bears S.11°55'04"W.) to the Southeast corner thereof, said corner being on the Easterly line of that certain parcel of land conveyed to John G. Bowen, et ux by deed recorded February 23, 1965 as Instrument No. 19994, Official Records of Riverside County, California, also being the Westerly line of Lot "A" of said Tract 19236;

Thence S.14°25'00"W. along said line, a distance of 12.21 feet to the point of beginning.

The above described parcel of land contains 406.964 square feet, more or less.

MM:MWC:bn

LEG/DG9



DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

Homer A. Fontaine 3/2/90

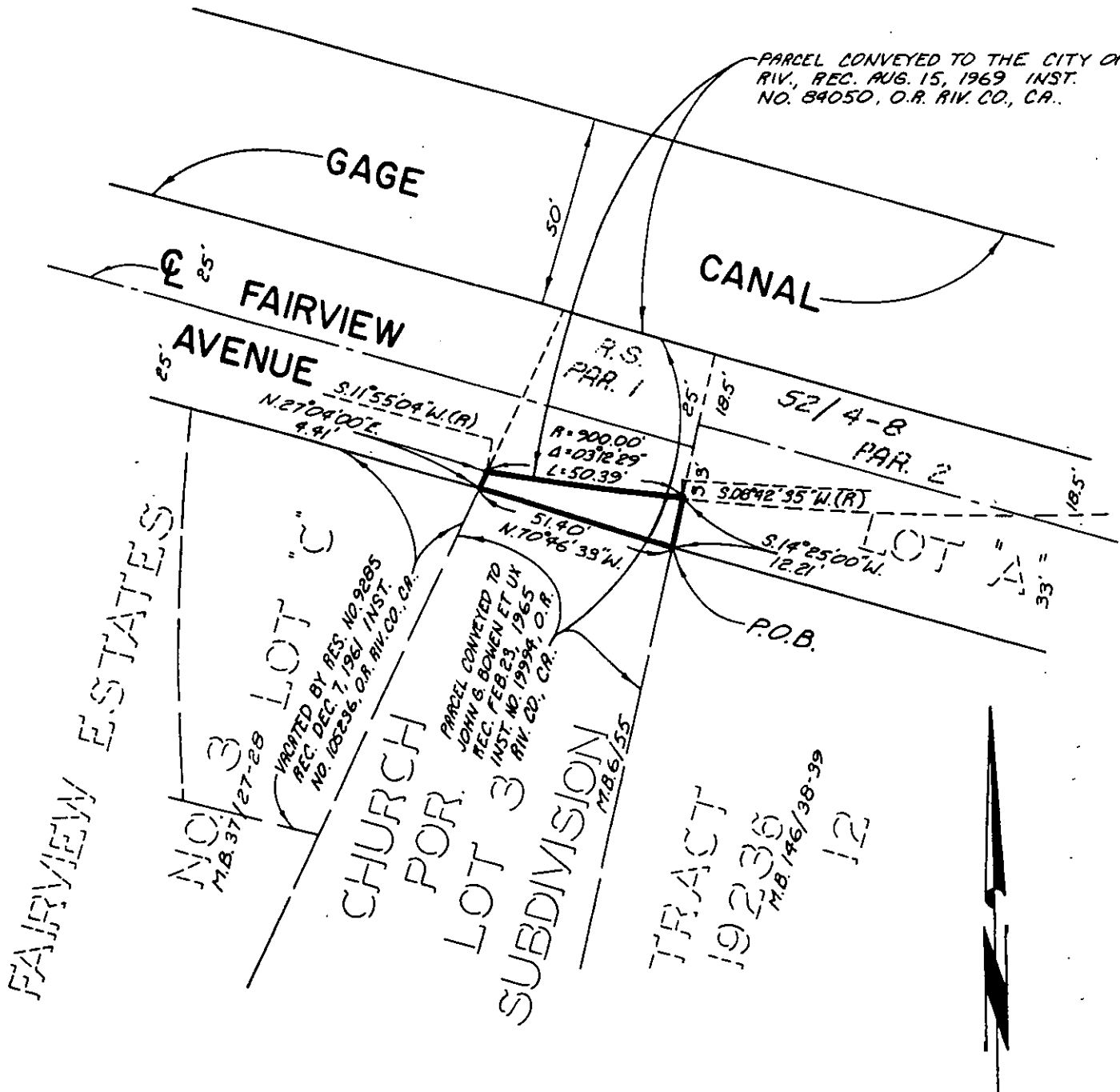
Homer A. Fontaine

Date

J. F. DAVIDSON ASSOCIATES, INC.

DESCRIPTION APPROVAL 3/6/90
George P. Hutchinson by F
SURVEYOR, CITY OF RIVERSIDE

PARCEL CONVEYED TO THE CITY OF RIV., REC. AUG. 15, 1969 INST. NO. 84050, O.R. RIV. CO., CA.



• CITY OF RIVERSIDE, CALIFORNIA •

4-38

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

90-11926(P)

SCALE: 1" = 40'

DRAWN BY MDM DATE 2/28/90

SUBJECT: FAIRVIEW AVE. R/W ACQUISITION-COC-2-834