

436717

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
Min. Past 2 o'clock P.M.

NOV 30 1990

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

William J. [Signature]

FOR RECORDER'S OFFICE USE ONLY

Project: T-24673
Mango Ct.

12829

GRANT DEED

MARTIN J. KOLBEZEN a widower, Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does 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 October 23, 1990


Martin J. Kolbezen
MARTIN J. KOLBEZEN

John [Signature]
CITY RECORDER

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 November 30, 1990


Title Real Property Services Manager

0005u/m - 1021u/k

APPROVED AS TO FORM

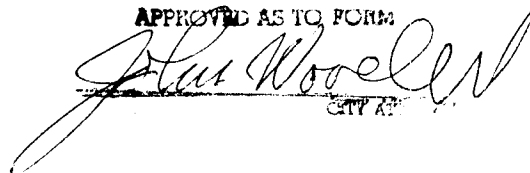

CITY CLERK

EXHIBIT "A"

LEGAL DESCRIPTION
MANGO COURT

A portion of Lot 12, Block 4, Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 70 of Maps, Records of San Bernardino County, California, more particularly described as follows:

Beginning at the most Northerly corner of Parcel 1 as shown by Record of Survey on file in Book 19, Page 39 of Records of Survey, Records of Riverside County, California;

Thence South 33° 57' 27" East along the Northeasterly line of Parcel 1 and the prolongation thereof, a distance of 155.00 feet to the Southerly line of that certain parcel conveyed to Martin J. Kolbezen and Fredrica J. Kolbezen by deed recorded January 15, 1954 in Book 1545, Page 246, Official Records of Riverside County, California;

Thence South 55° 59' 30" West along said Southerly line a distance of 41.92 feet to the beginning of a non-tangent curve concave Northeasterly and having a radius of 45.00 feet, a radial line from said point bears North 34° 43' 54" East;

Thence clockwise along said curve through a central angle of 59° 10' 28" a distance of 46.48 feet to the beginning of a reverse curve concave Southwesterly and having a radius of 12.00 feet, a radial line from said point bears North 86° 05' 38" West;

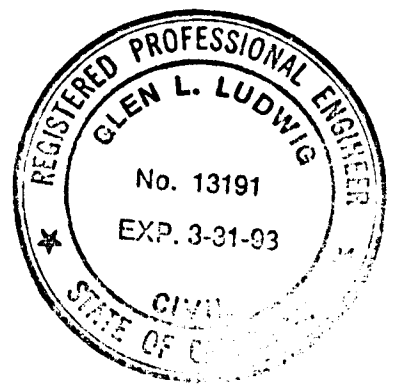
Thence counterclockwise along said curve through a central angle of 37° 51' 49" a distance of 7.93 feet;

Thence North 33° 57' 27" West a distance of 103.67 feet to the Northerly line of said Parcel 1;

Thence North 55° 59' 15" East along said Northerly line a distance of 33.00 feet to the POINT OF BEGINNING.

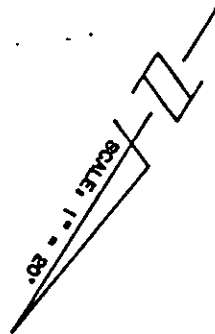
Said Parcel contains 5548.81 S.F.

Legal Description prepared by
me or under my supervision

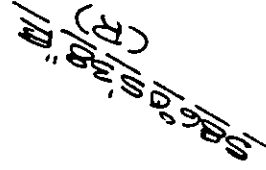


Glen L. Ludwig 8-6-90
Glen L. Ludwig, R.C.E. 13191

DESCRIPTION APPROVAL 8/7/90
George P. Hutchinson by *[Signature]*
SURVEYOR, CITY OF RIVERSIDE



RIGHT OF WAY PLAT



S 55°59'30" W
41.92

Δ=37°51'49"
R=12.00
L=7.93
T=4.12

N 33°57'27" W
103.67

33.00
N 55°59'15" E

CENTERLINE

155.00
S 33°57'27" E

MANGO COURT

33'

HOLLY LANE

33'

33'

OFFER OF DEDICATION

POINT OF BEGINNING

TRACT

NO. 24673

5-2



CIVIL ENGINEERING & SURVEYING
884-8217
109 E. Third Street
SAN BERNARDINO, CALIFORNIA

BE 0206