

190347

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 4:00 O'CLOCK P.M.

JUN - 6 1991

Recorded in Official Records
of Riverside County, California

W. J. [Signature]
Recorder
Fees \$ [Signature]

FOR RECORDER'S OFFICE USE ONLY

Project: Tract 23391

12986

GRANT DEED

JAMES P. WILLIS, Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation, 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 1-28-91

[Signature]
[Signature]
JAMES P. WILLIS

CONSENT TO RECORDATION

190347

THIS IS TO CERTIFY that the interest in real property conveyed by this annexed instrument dated 1-28-91 from James P. Willis, Grantor

to the City of Riverside, a municipal corporation of the State of California, 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 on January 25, 1983, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated: 6-6-91

[Signature]
Property Services Manager

12986

EXHIBIT "A"

LEGAL DESCRIPTION

ADDITIONAL ROAD DEDICATION

JAMES P. WILLIS PROPERTY
SOUTHWEST OF TRACT NO. 23391

A PORTION OF LOT 265 OF THE CORRECTED MAP OF ADDITION TO MAPS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS RECORDED IN BOOK 4, PAGE 75, OF MAPS, IN THE OFFICE OF THE RECORDER OF RIVERSIDE COUNTY, IN THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT S. 28°52'04" W. 259.85 FEET; TO THE PROLONGATION OF THE SOUTHEASTERLY LINE OF PARCEL DESCRIBED IN DEED TO JAMES P. WILLIS, RECORDED AS INSTRUMENT NO. 225702 ON AUGUST 10, 1988, OF OFFICIAL RECORDS, OF SAID COUNTY;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE AND ITS PROLONGATION N. 60°20'41" W. 562.08 FEET TO THE SOUTHEASTERLY LINE OF GRAND AVENUE 66 FEET WIDE AS SHOWN ON SAID MAP;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID GRAND AVENUE N. 54°45'00" E. 81.95 FEET TO A POINT 201.61 FEET SOUTHWESTERLY FROM THE MOST NORTHERLY CORNER OF SAID LOT, SAID POINT BEING THE NORTHERLY CORNER OF SAID PARCEL; SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID GRAND AVENUE S. 54°45'00" W. 33.22 FEET;

THENCE LEAVING SAID SOUTHEASTERLY LINE N. 81°18'54" E. 13.42 FEET;

THENCE N. 54°45'00" E. 9.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 41.50 FEET;

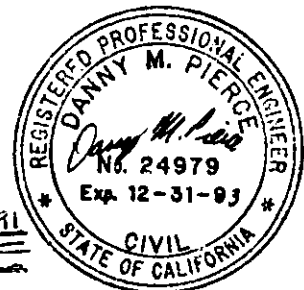
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°10'38", AN ARC LENGTH OF 16.06 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL;

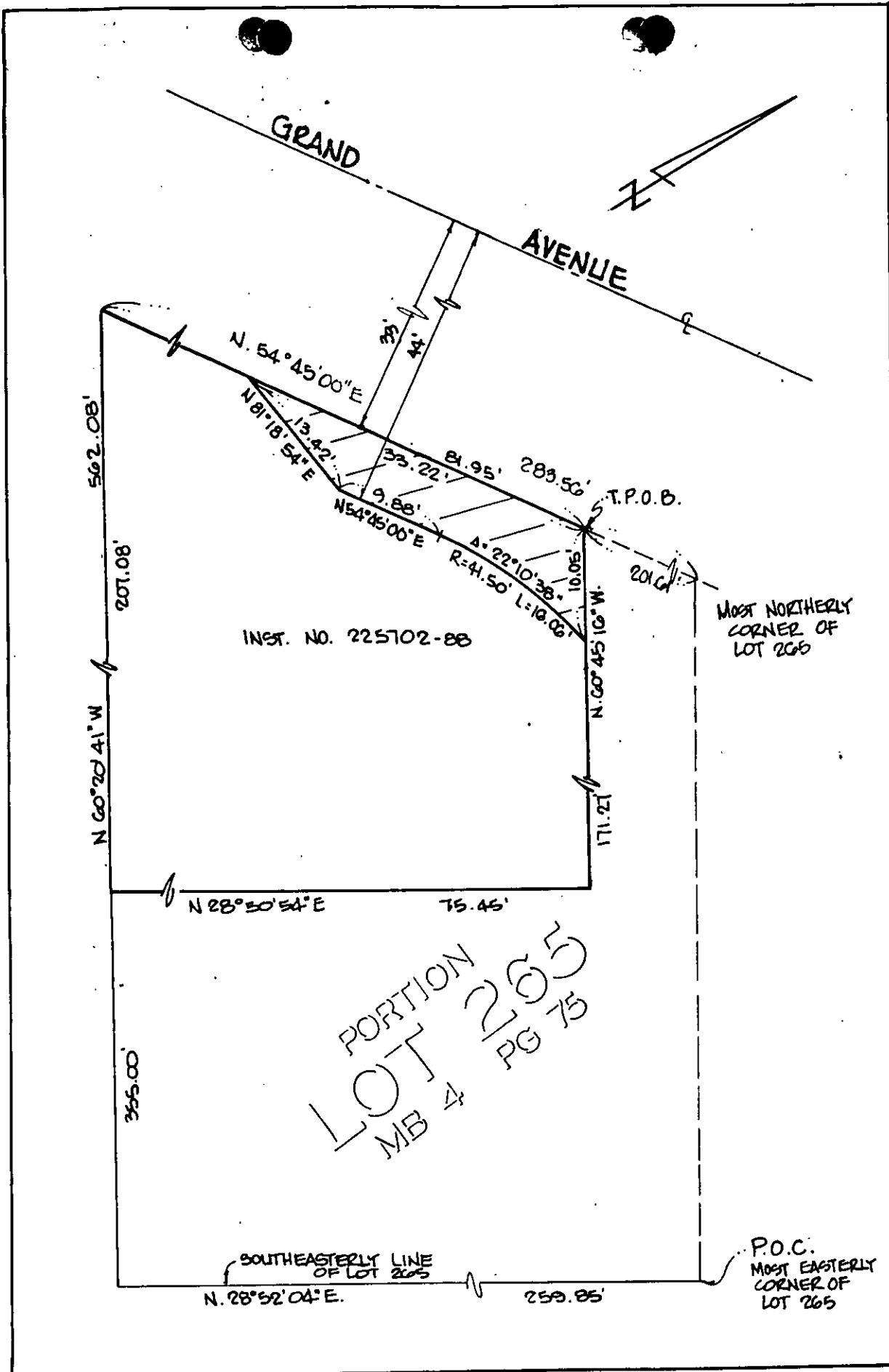
THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE N. 60°45'16" W 10.05 FEET TO THE POINT OF BEGINNING.

AREA: 185.4 SQUARE FEET MORE OR LESS

811-0201
4/29/90
DP

DESCRIPTION APPROVAL 1/15/91
George P. Hutchinson by *W*
SURVEYOR, CITY OF RIVERSIDE





INST. NO. 225702-88

LOT 4
PORTION 265
PG 75

MOST NORTHERLY
CORNER OF
LOT 265

P.O.C.
MOST EASTERLY
CORNER OF
LOT 265

· CITY OF RIVERSIDE, CALIFORNIA ·

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1230

SCALE: 1" = 10'

DRAWN BY: AEG

DATE: 4-30-90

SUBJECT: GRAND AV. WIDENING - TR 23391