

335543

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 1:00 O'CLOCK

SEP - 4 1992

Recorded in Official Records
of Riverside County, California

W. J. [Signature]
Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Jurupa Avenue Widening
5995 Palm Avenue

10075

GRANT DEED

LANCE-LOU ASSOCIATES, a California limited partnership, Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation, the real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 15 of Holmes Place, as shown by map on file in Book 7, Page 23 of Maps, records of Riverside County, California, described as follows:

COMMENCING at the intersection of the southerly line of said Lot 15 with the westerly line of that certain parcel of land conveyed to the City of Riverside by deed recorded December 2, 1955, in Book 1828, Page 131 of Official Records of said Riverside County;

THENCE North 0° 03' 50" East, along said westerly line, a distance of 28.03 feet to the most northerly corner of that certain parcel of land conveyed to the City of Riverside by deed recorded August 5, 1960, as Instrument No. 69295 of Official Records of said Riverside County, and the POINT OF BEGINNING of the parcel of land being described;

THENCE South 36° 34' 36" West, along the northerly boundary of said last mentioned parcel, a distance of 20.12 feet to an angle point in said northerly boundary; said point being in a line parallel with and distant 11.00 feet northerly, as measured at right angles, from the southerly line of said Lot;

THENCE North 85° 58' 10" West, continuing along said northerly boundary, a distance of 5.98 feet;

THENCE North 47° 03' 50" East, a distance of 24.53 feet to said westerly line;

THENCE South 0° 03' 50" West, along said westerly line, a distance of 0.97 of a foot to the POINT OF BEGINNING.

Area - 59.5 square feet.

Dated 2-18-92

DESCRIPTION APPROVAL 12/10/91
George P. Hutchinson by Kop
SURVEYOR, CITY OF RIVERSIDE

APPROVED AS TO FORM
Carolyn Confer 9/11/92
CAROLYN CONFER
ASSISTANT CITY ATTORNEY

LANCE-LOU ASSOCIATES,
a California limited partnership

By [Signature]

By [Signature]

SPARLING INVESTMENT CORPORATION,
A California Corporation

By [Signature]

Title _____

By [Signature]

Title Vice President

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.

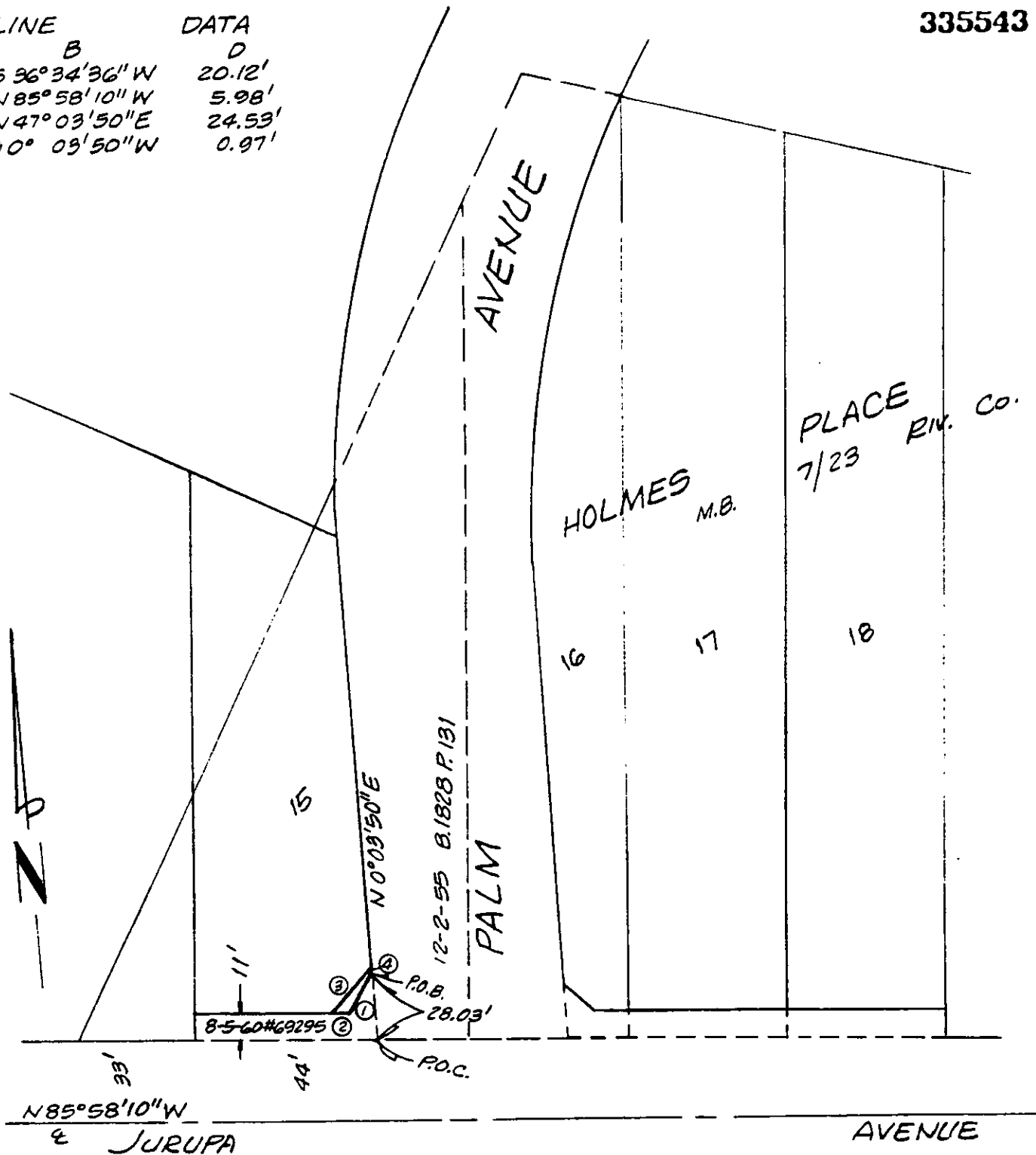
Dated [Signature] 4, 1992

[Signature]
Real Property Services Manager
of the City of Riverside

1244u/a

335543

LINE No.	B	D
1	S 36° 34' 36" W	20.12'
2	N 85° 58' 10" W	5.98'
3	N 47° 03' 50" E	24.53'
4	S 0° 03' 50" W	0.97'



• 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 <u>1</u> OF <u>1</u>	2/27
SCALE: 1" = 60'	DRAWN BY <u>KAS</u> DATE <u>2/24/90</u>	SUBJECT <u>JURUPA AVENUE WIDENING - 5995 PALM AVE</u>

13375