

315648

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)

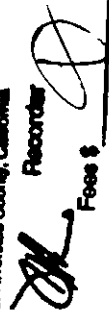
RECEIVED FOR RECORD
AT 8:00 O'CLOCK

AUG 11 1994

Recorded in Official Records
of Riverside County, California

Recorder

Fee \$



FOR RECORDER'S OFFICE USE ONLY

Project: **Jurupa Avenue Widening**
APN 187-230-012

10738

GRANT DEED

DEBBI J. HUFFMAN, a married woman as her sole and separate property, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, the real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lots 1 through 4 in Block 25, Industrial Avenue (vacated) and Lot 2 in Block "A" of Tract No. 2 of the Riverview Addition to the City of Riverside as shown by map on file in Book 6 of Maps, page 63 thereof, records of Riverside County, California, described as follows:

BEGINNING at the southwest corner of Parcel 1 of Parcel Map 17596, as shown by map on file in Book 12 of Parcel Maps, pages 33 and 34 thereof, records of said Riverside County;

THENCE North 85°48'02" West, parallel with the centerline of Jurupa Avenue as shown by said Parcel Map, 0.86 foot to the beginning of a tangent curve concave southerly and having a radius of 2055.00 feet;

13738

THENCE westerly, along said curve, through a central angle of 02°44'47" an arc length of 98.50 feet;

THENCE North 88°32'49 West, 112.85 feet to the beginning of a tangent curve concave northerly and having a radius of 1945.00 feet;

THENCE westerly, along said curve, through a central angle of 02°44'21" an arc length of 92.99 feet to the westerly line of Parcel 1 of those certain parcels of land conveyed to Debbi J. Huffman by Quitclaim Deed recorded July 27, 1990, as Instrument No. 277139 of Official Records of said Riverside County;

THENCE South 04°12'58" West, along said westerly line, 12.00 feet to the northerly line of Jurupa Avenue as shown by said Tract No. 2 of the Riverview Addition to the City of Riverside;

THENCE South 85°48'02" East, along said northerly line of Jurupa Avenue, 305.00 feet to the southwest corner of that certain parcel of land conveyed to the City of Riverside by deed recorded May 29, 1973, as Instrument No. 69252 of Official Records of said Riverside County;

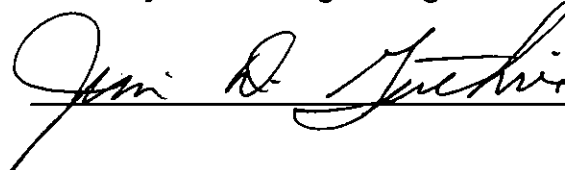
THENCE North 04°11'58" East, along the westerly line of said parcel conveyed to the City of Riverside, 22.00 feet to said **POINT OF BEGINNING**.

Area: 5,201 square feet

Dated July 27, 1994

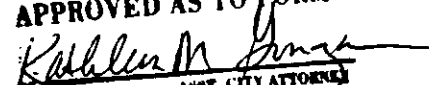

DEBBI J. HUFFMAN

As spouse of Debbi J. Huffman, I hereby consent and join in the granting of the above conveyance.





DESCRIPTION APPROVAL 7/21/94
 by 
SURVEYOR, CITY OF RIVERSIDE

APPROVED AS TO FORM

ASST. CITY ATTORNEY

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

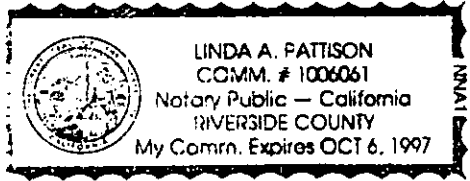
On July 27, 1994 before me Linda A. Pattison Notary Public
(date) (name)

a Notary Public in and for said State, personally appeared

Debbi J. Huffman

Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Linda A. Pattison
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

- () Partner(s)
- () General
- () Limited

The party(ies) executing this document is/are representing:

CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)

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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 8/8/94

John Head
Real Property Services Manager
of the City of Riverside

Huffman.Jur

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

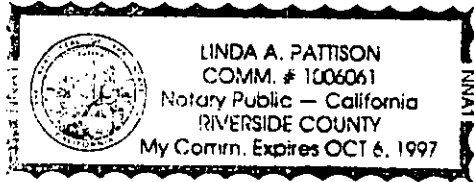
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(date) (name)

a Notary Public in and for said State, personally appeared

Jim D. Guthrie

Name(s) of Signer(s)

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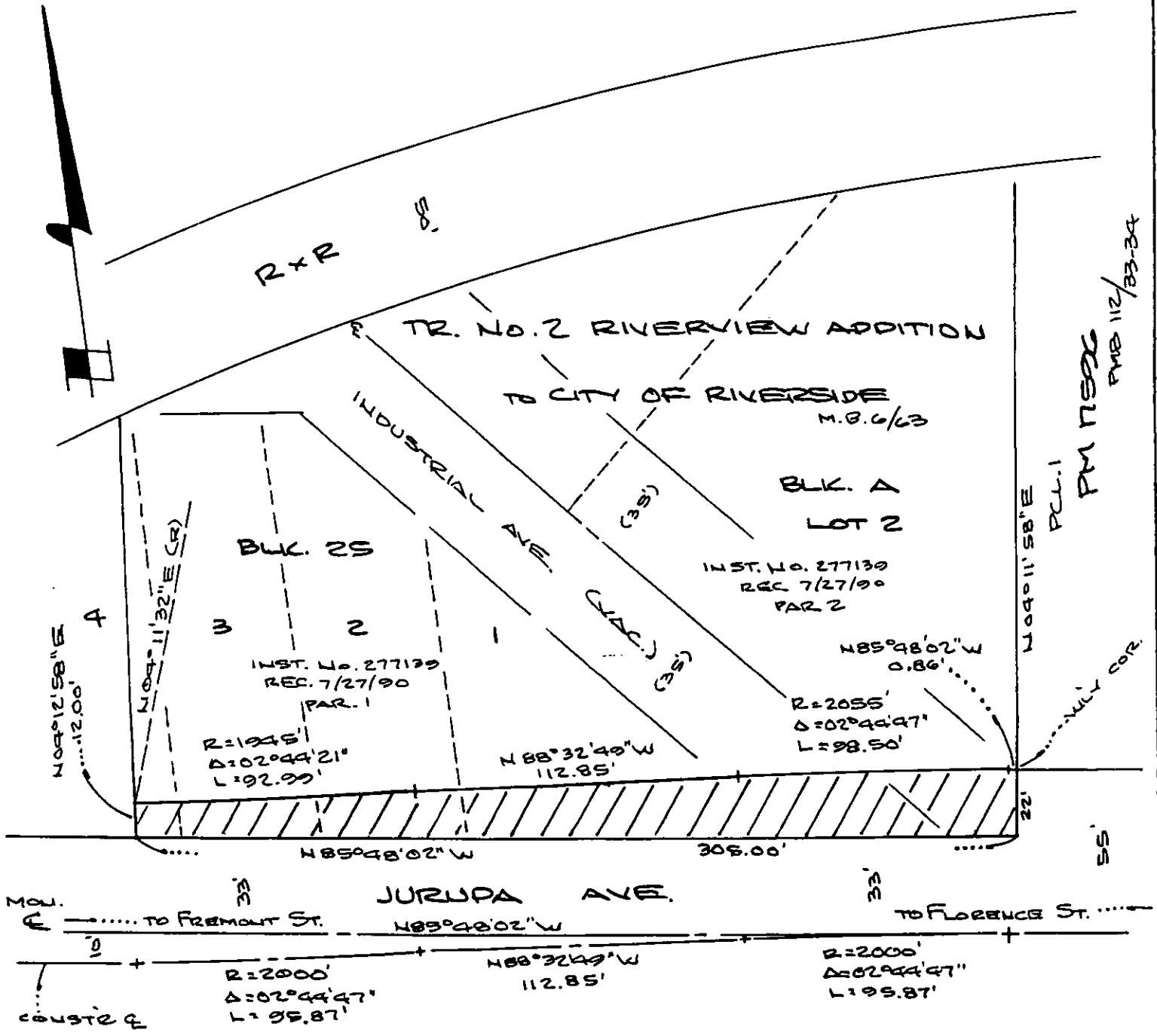
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Dated _____

Real Property Services Manager
of the City of Riverside

Huffman.Jur



TR. NO. 2 RIVERVIEW ADDITION
TO CITY OF RIVERSIDE
M.B. 6/63
BLK. A
LOT 2
INST. NO. 277139
REC. 7/27/90
PAR. 2
N49°11'58"E PCL.1
PM N502
FMS 112/83-24

• 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

4/3

SCALE: 1" = 50'

DRAWN BY WF DATE 7.20.97

SUBJECT JURUPA AVE. WIDENING

13738