

Old Republic  
TIME

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

RECEIVED FOR RECORD  
AT 2:00 O'CLOCK

JUN 19 1995

Recorded in Official Records  
of Riverside County, California

Recorder  
Fees \$           

FREE RECORDING

This instrument is for the benefit  
of the City of Riverside and is  
entitled to be recorded without  
fee. (Government Code §6103)

76353-7

FOR RECORDER'S OFFICE USE ONLY

Project: California Avenue Extension  
Parcel 1  
A.P.N. 143-332-001

TRA 009-020

GRANT DEED

DTT-0

D  
S

TIMOTHY S. FENG and GRACE M. FENG, husband and wife as joint tenants, as Grantors,  
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do 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:

Those portions of Block 55 of La Sierra Gardens, as shown by map on file in Book 11, Pages  
42 through 50 of Maps, records of Riverside County, California, described as follows:

**PARCEL 1**

That portion of said Block 55 lying southeasterly of a line parallel with and distant 39.00 feet  
northwesterly, as measured at right angles, from the following described line:

COMMENCING at the intersection of the centerline of Polk Street with the centerline of  
Collett Avenue, as shown by map Tract No. 6992, on file in Book 88, Pages 5 through 7 of  
Maps, records of said Riverside County;

THENCE North 33°36'35" West, along said centerline of Polk Avenue, a distance of 14.01  
feet to a line parallel with and distant 14.00 feet northerly, as measured at right angles, from  
the centerline of Collett Avenue of said map of La Sierra Gardens, and the POINT OF  
BEGINNING of this line description;

THENCE North  $58^{\circ}34'41''$  East, along said parallel line, a distance of 38.17 feet to the beginning of a tangent curve concaving northwesterly and having a radius of 800.00 feet;

THENCE northeasterly to the left along said curve through a central angle of  $34^{\circ}51'02''$  and arc length of 486.61 feet to a point of reverse curvature with a curve concaving southeasterly and having a radius of 800.00 feet; the radial line at said point bears North  $66^{\circ}16'22''$  West; said point also being a point in the centerline of Hole Avenue as shown by said map of La Sierra Gardens;

THENCE northeasterly to the right along said last mentioned curve through a central angle of  $34^{\circ}11'45''$  an arc length of 477.76 feet to an intersection with the southwesterly prolongation of that portion of the centerline of California Avenue lying between Lots "L" and "M" all of Tract No. 8006, as shown by map on file in Book 94, Pages 59 through 63 of Maps, records of said Riverside County;

THENCE North  $57^{\circ}55'23''$  East, along said southwesterly prolongation of the centerline of California Avenue, a distance of 33.94 feet to the centerline of Mobley Avenue as shown by said last mentioned map and the END of this line description;

Area - 27,022.3 square feet.

## PARCEL 2

BEGINNING at the point intersection of the northeasterly line of Polk Street of said La Sierra Gardens with the northerly line of the parcel of land hereinabove described as Parcel 1; said point being in a non-tangent curve concaving northwesterly, having a radius of 761.00 feet and from which the radius bears North  $31^{\circ}26'59''$  West;

THENCE northeasterly to the left along said northerly line through a central angle of  $3^{\circ}06'04''$  and arc length of 41.19 feet to a point of cusp with a tangent curve concaving northerly, having a radius of 34.50 feet and from which the radius bears North  $34^{\circ}33'03''$  West;

THENCE southwesterly to the right along said last mentioned curve through a central angle of  $78^{\circ}20'15''$  and arc length of 56.74 feet to said northeasterly line of Polk Street;

THENCE South  $33^{\circ}36'35''$  East, along said northeasterly line, a distance of 32.00 feet to the POINT OF BEGINNING.

Area - 332.5 square feet;

## PARCEL 3

BEGINNING at the point intersection of the southwesterly line of Hole Avenue of said La Sierra Gardens with the northerly line of the parcel of land hereinabove described as Parcel 1; said point being in a non-tangent curve concaving northwesterly, having a radius of 761.00 feet and from which the radius bears North  $62^{\circ}32'39''$  West;

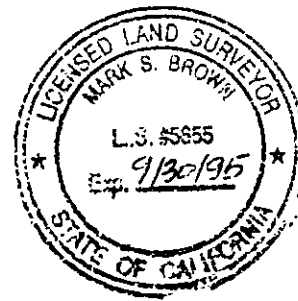
THENCE southwesterly to the right along said northerly line through a central angle of 3°32'29" and arc length of 47.04 feet to a point of cusp with a tangent curve concaving westerly, having a radius of 41.50 feet and from which the radius bears North 59°00'10" West;

THENCE northeasterly to the left along said last mentioned curve through a central angle of 95°24'01" and arc length of 57.44 feet to said southwesterly line of Hole Avenue;

THENCE South 78°13'54" East, along said southwesterly line, a distance of 38.44 feet to the POINT OF BEGINNING.

Area - 475.2 square feet.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.



Mark S. Brown 4/7/95 Date Prep. Kep  
Mark S. Brown, L.S. 5655  
License Expires 9/30/95

Dated 4/11/95

Timothy S. Feng  
TIMOTHY S. FENG  
Grace M. Feng  
GRACE M. FENG

GENERAL ACKNOWLEDGEMENT

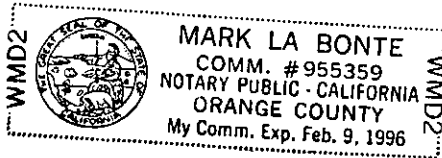
State of California }  
County of Riverside } ss

On 4-11-95, before me Mark La Bonte  
(date) (name)

a Notary Public in and for said State, personally appeared

Timothy S. Ferguson and Grace M. Ferguson  
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) 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.

*Mark La Bonte*  
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 5/2/95

APPROVED AS TO FORM

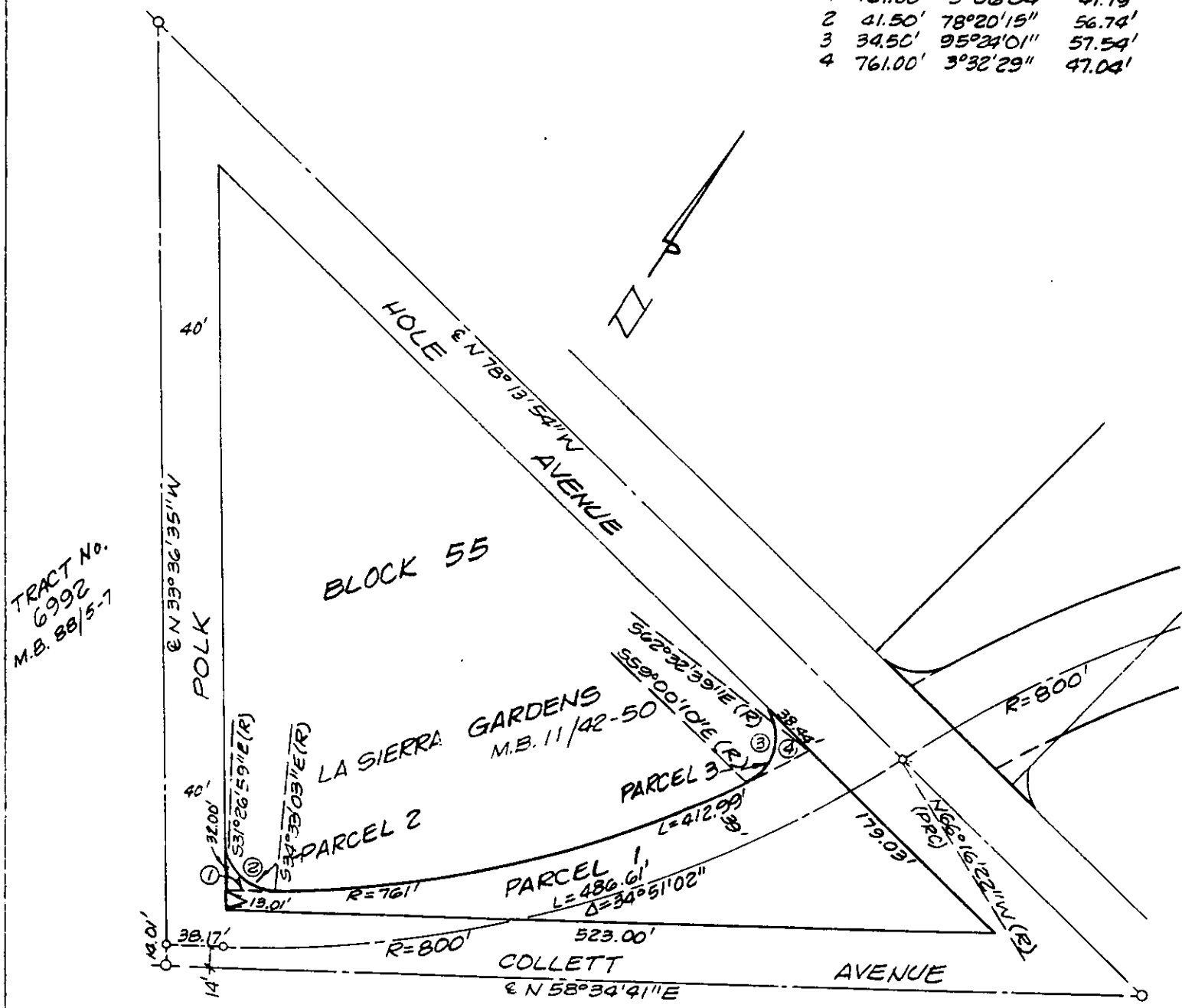
*Stan T. Yamamoto*  
Stan T. Yamamoto, City Attorney

CITY OF RIVERSIDE

*John Head*  
Real Property Services Manager  
of the City of Riverside

**CURVE DATA**

1	761.00'	3°06'04"	41.19'
2	41.50'	78°20'15"	56.74'
3	34.50'	95°24'01"	57.54'
4	761.00'	3°32'29"	47.04'

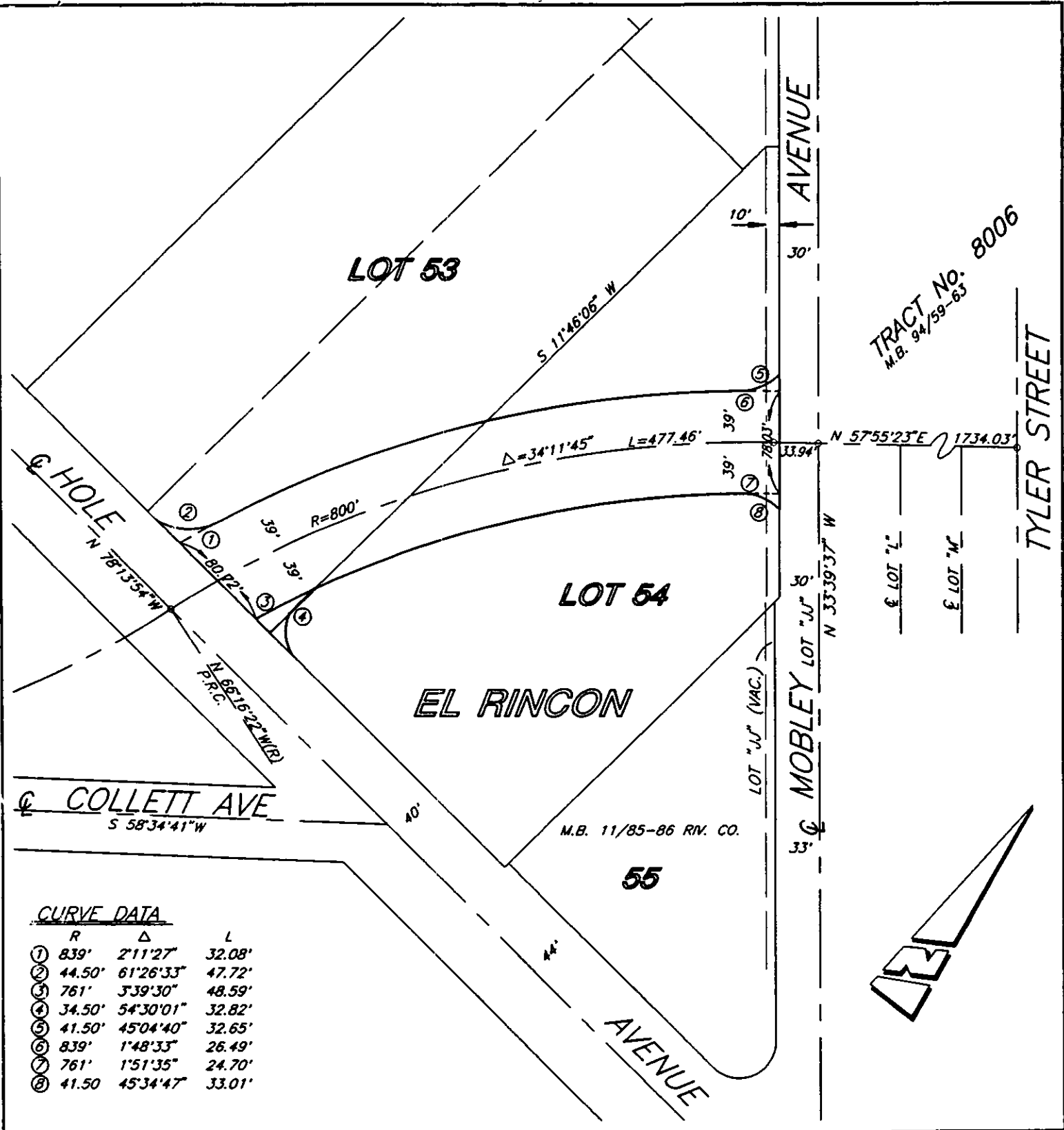


**• CITY OF RIVERSIDE, CALIFORNIA •**

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.

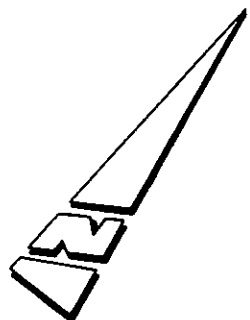
SHEET 1 OF 2      CA-8

SCALE: 1" = NTS      DRAWN BY Kgs DATE 4/17/95      SUBJECT CALIFORNIA AVE. EXTENSION



TRACT No. 8006  
M.B. 94/59-83

TYLER STREET



CURVE DATA

R	Δ	L
① 839'	2°11'27"	32.08'
② 44.50'	61°26'33"	47.72'
③ 761'	3°39'30"	48.59'
④ 34.50'	54°30'01"	32.82'
⑤ 41.50'	45°04'40"	32.65'
⑥ 839'	1°48'33"	26.49'
⑦ 761'	1°51'35"	24.70'
⑧ 41.50'	45°34'47"	33.01'

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SHEET 2 OF 2

6/25-1  
6A-8

SCALE: 1"=100'

DRAWN BY: CURT

DATE: 4/06/95

SUBJECT: CALIFORNIA AVENUE EXTENSION