

425128

When recorded mail to:

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

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

DEC 22 1995

FREE RECORDING

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

Recorded in Official Records  
of Riverside County, California

Recorder  
FERRIS

76355-7

FOR RECORDER'S OFFICE USE ONLY

Project: California Avenue Widening  
Parcel 3  
A.P.N. 143-080-025

13917

TRA 009-020

GRANT DEED

CHERYL K. OSBORN, an unmarried 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:

Those portions of Lot 54 of El Rincon, as shown by map on file in Book 11,  
Pages 85 and 86 of Maps, records of Riverside County, California, and those  
portions of Mobley Avenue, Lot "JJ", as vacated by the Board of Supervisors,  
of the County of Riverside per Minute Book Action filed August 15, 1949, in  
Minute Book 42, Page 321, described as follows:

**PARCEL 1**

A strip of land 78.00 feet in width, lying 39.00 feet on each side of the  
following described line:

COMMENCING at the intersection of the centerline of Polk Street with the  
centerline of Collett Avenue, as shown by map of Tract No. 6992, on file in

Book 88, Pages 5 through 7 of Maps, records of said Riverside County;

THENCE North  $33^{\circ}36'35''$  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 as shown by map of La Sierra Gardens, on file in Book 11, Pages 42 through 50 of Maps, records of said Riverside County, 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  $34^{\circ}51'02''$  an 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 - 22,297.9 square feet.

## PARCEL 2

BEGINNING at the most westerly corner of said Lot 54;

THENCE South  $78^{\circ}13'54''$  East, along the northerly line of Hole Avenue as shown by said map of El Rincon, a distance of 23.82 feet to a point of cusp with a non-tangent curve concaving northeasterly, having a radius of 34.50 and from which the radius bears North  $25^{\circ}35'49''$  East;

THENCE westerly to the right along said curve through a central angle of  $54^{\circ}30'01''$  an arc length of 32.82 feet to the westerly line of said Lot 54;

THENCE South  $11^{\circ}46'06''$  West, along said westerly line, a distance of 20.76 feet to the POINT OF BEGINNING.

Area - 165.6 square feet.

### PARCEL 3

BEGINNING at the point of intersection of the northwesterly line of the parcel of land hereinabove described as **Parcel 1** with the northeasterly line of said portion of Lot "JJ" (vacated);

THENCE South  $57^{\circ}55'23''$  West, along said northwesterly line, a distance of 2.85 feet to the beginning of a tangent curve concaving southerly and having a radius of 839.00 feet;

THENCE southwesterly to the left along said curve and continuing along said northwesterly line through a central angle of  $1^{\circ}48'33''$  an arc length of 26.49 feet to a point of cusp with a tangent curve concaving westerly and having a radius of 41.50 feet;

THENCE northeasterly to the left along said last mentioned curve through a central angle of  $45^{\circ}04'40''$  an arc length of 32.65 feet to said northeasterly line of said portion of Lot "JJ" (vacated);

THENCE South  $33^{\circ}39'37''$  East, along said northeasterly line, a distance of 12.70 feet to the POINT OF BEGINNING.

Area - 116.1 square feet.

### PARCEL 4

BEGINNING at the point of intersection of the southeasterly line of the parcel of land hereinabove described as **Parcel 1** with the northeasterly line of said portion of Lot "JJ" (vacated);

THENCE South  $57^{\circ}55'23''$  West, along said southeasterly line, a distance of 5.00 feet to the beginning of a tangent curve concaving southerly and having a radius of 761.00 feet;

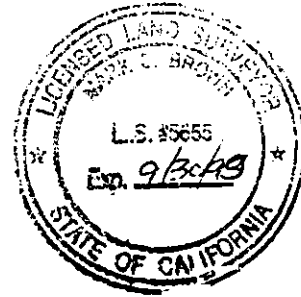
THENCE southwesterly to the left along curve and continuing along said southeasterly line through a central angle of  $1^{\circ}51'35''$  an arc length of 24.70 feet to a point of cusp with a tangent curve concaving southerly and having a radius of 41.50 feet;

THENCE northeasterly to the right along said last mentioned curve through a central angle of 45°34'47" an arc length of 33.01 feet to said northeasterly line of said portion of Lot "JJ" (vacated);

THENCE North 33°39'37" East, along said northeasterly line, a distance of 11.89 feet to the POINT OF BEGINNING.

Area - 109.2 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 10/24/95 Prep. Kgo  
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/95

Dated 11-8-95

Cheryl K. Osborn  
CHERYL K. OSBORN

APPROVED AS TO FORM  
Debra  
ASSISTANT CITY ATTORNEY

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss

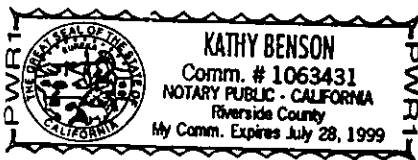
On Nov. 8, 1995, before me Kathy Benson  
(date) (name)

a Notary Public in and for said State, personally appeared

Cheryl K. Osborn

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.

*Kathy Benson*  
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

Title \_\_\_\_\_

Title \_\_\_\_\_

- ( ) Guardian/Conservator
- (X) 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 11/21/95 \_\_\_\_\_

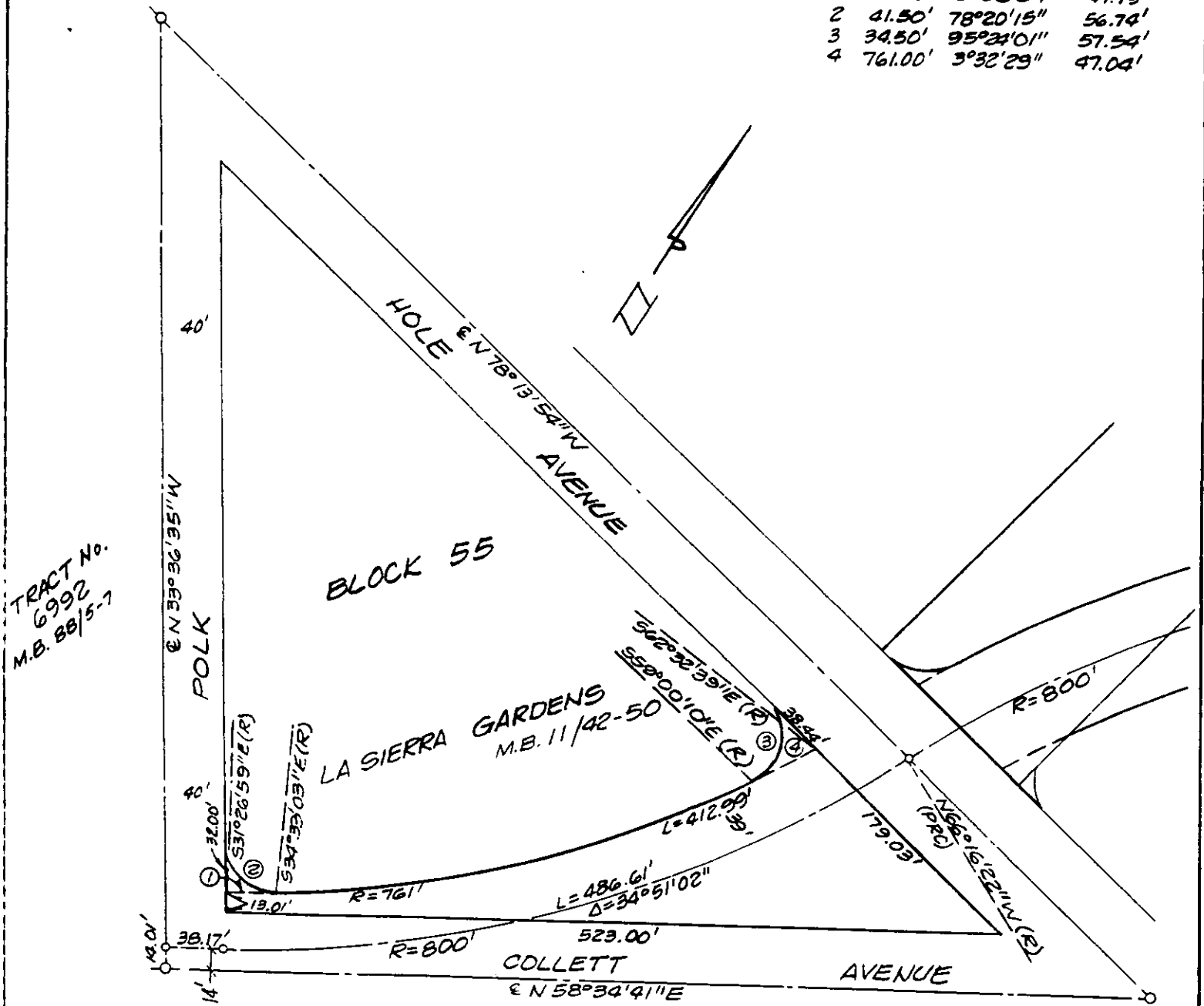
CITY OF RIVERSIDE

*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°23'01"	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.

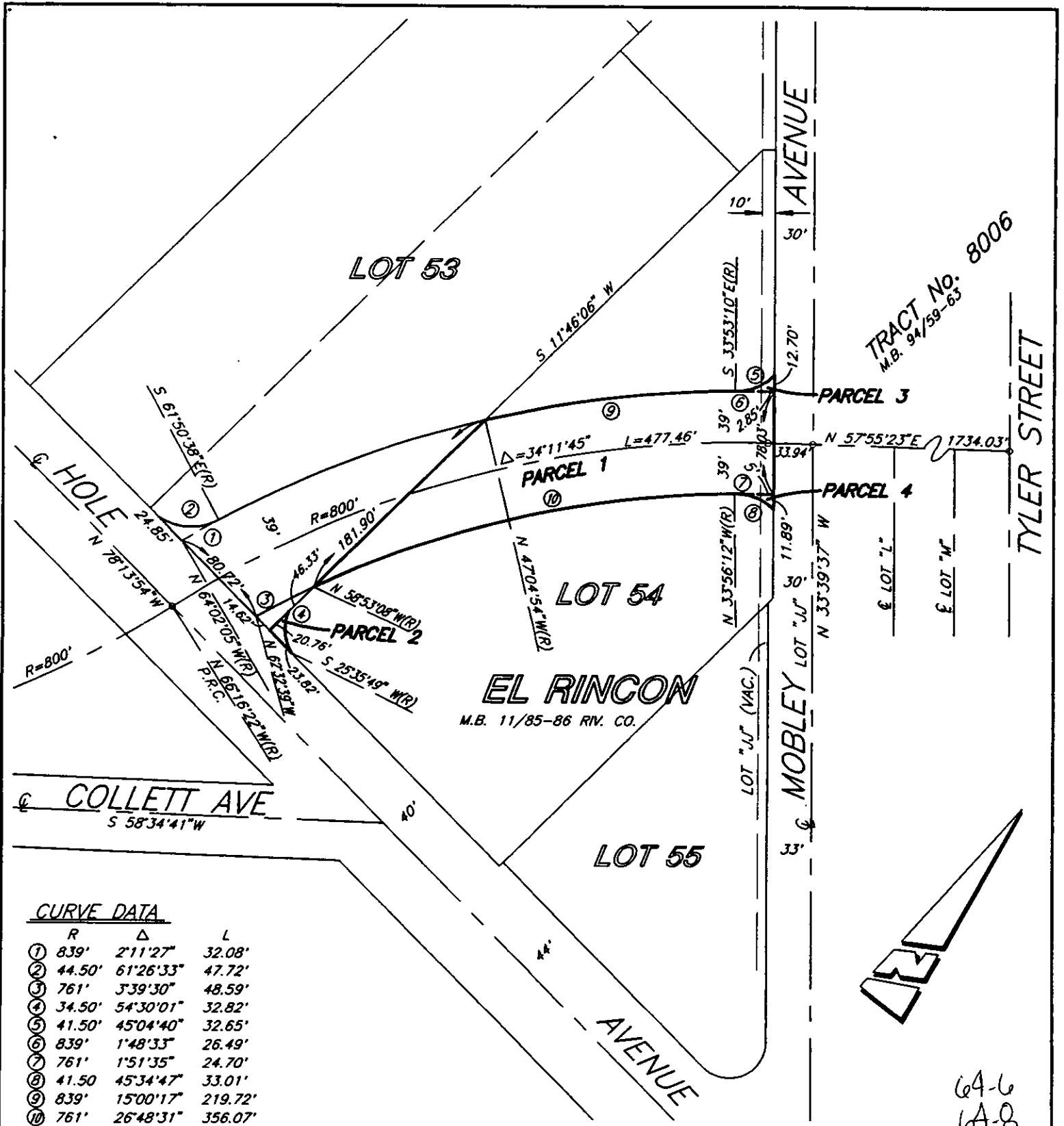
SHEET 1 OF 2

64-8

SCALE: 1" = NTS

DRAWN BY Kgs DATE 11/7/94

SUBJECT CALIFORNIA AVE. EXTENSION



TRACT No. 8006  
M.B. 94/59-63  
TYLER STREET

**EL RINCON**  
M.B. 11/85-86 RIV. CO.

**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'
⑨	839'	15°00'17"	219.72'
⑩	761'	26°48'31"	356.07'

**CITY OF RIVERSIDE, CALIFORNIA**

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SHEET 2 OF 2      6/23-1

SCALE: 1"=100'      DRAWN BY: CURT      DATE: 4/06/95      SUBJECT: CALIFORNIA AVENUE EXTENSION

64-6  
6A-8