

OLD REUSABLE TITLE  
COMPANY

294308

RECEIVED FOR RECORD  
AT 2:00 O'CLOCK

When recorded mail to:

AUG - 5 1996

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

T

Recorded in Office 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)

76102-7

FOR RECORDER'S OFFICE USE ONLY

Project: California Avenue Extension  
Parcel 31  
A.P.N. 145-111-002  
TRA 009020

D-14009

76102-19

GRANT DEED

PETER M. SULLIVAN and NANCY L. SULLIVAN, 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:

That portion of Lot 24 in Block 51 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of Riverside County, California, lying southerly of a line parallel with and distant 39.00 feet northerly, as measured at right angles, from the following described line:

BEGINNING at the intersection of the centerline of Tyler Street with the northeasterly prolongation of the centerline of California Avenue all as shown by map on Tract No. 8006, on file in Book 94, Pages 59 through 63 of Maps, records of said Riverside County;

THENCE North 57°55'23" East, continuing along said northeasterly prolongation of said centerline of California Avenue, a distance of 281.62 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 680.00 feet;

THENCE northeasterly to the right along said curve through a central angle of 37°21'40" an arc length of 443.41 feet to a line parallel with and distant 19.00 feet southerly, as measured at right angles, from the centerline of Tomlinson Avenue as shown by map of La Granada, on file in Book 12, Pages 42 through 51 of Maps, records said Riverside County;

THENCE South 84°42'57" East, along said parallel line, a distance of 440.99 feet to the beginning of a tangent curve concaving northerly and having a radius of 680.00 feet;

THENCE easterly to the left along said last mentioned curve through a central angle of 45°04'24" an arc length of 534.94 feet;

THENCE North 50°12'39" East, a distance of 698.12 feet to the beginning of a tangent curve concaving northwesterly and having a radius of 680.00 feet;

THENCE northeasterly to the left along said last mentioned curve through a central angle of 16°21'13" an arc length of 194.09 feet;

THENCE North 33°51'26" East, a distance of 304.75 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 680.00 feet; said curve also being the southwesterly prolongation of the centerline California Avenue as shown by map of Tract No. 8492, on file in Book 92, Pages 49 through 51 of Maps, records of said Riverside County;

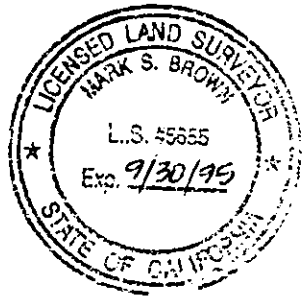
THENCE northeasterly to the right along said last mentioned curve and along said southwesterly prolongation of the centerline of California Avenue through a central angle of 11°40'51" an arc length of 138.63 feet to the intersection of said centerline of California Avenue with the centerline of Bolton Avenue as shown by said last mentioned map and the END of this line description;

EXCEPTING THEREFROM that portion of said Lot 24 lying westerly of a line that extends southerly from a point in the northerly line of said Lot 24, distant westerly thereon 25.00 feet from the most northerly corner of said Lot 24 and passes through the most southerly corner of said Lot 24.

Area - 348.1 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      4/4/95      Prep. Kyp  
Mark S. Brown, L.S. 5655      Date  
License Expires 9/30/95



Dated May 11, 1995

Peter M. Sullivan  
PETER M. SULLIVAN  
Nancy L. Sullivan  
NANCY L. SULLIVAN

GENERAL ACKNOWLEDGEMENT

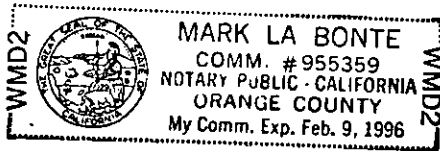
State of California }  
County of Riverside }<sup>ss</sup>

On 5-11-95, before me Mark La Bonte  
(date) (name)

a Notary Public in and for said State, personally appeared

Nancy L. Sullivan  
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.

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:

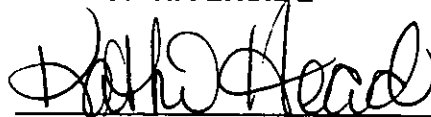
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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.

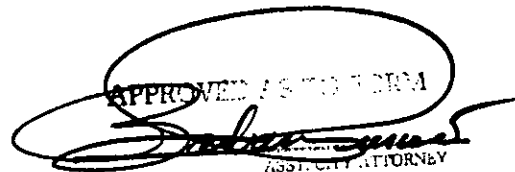
Dated 6/2/95

**CITY OF RIVERSIDE**

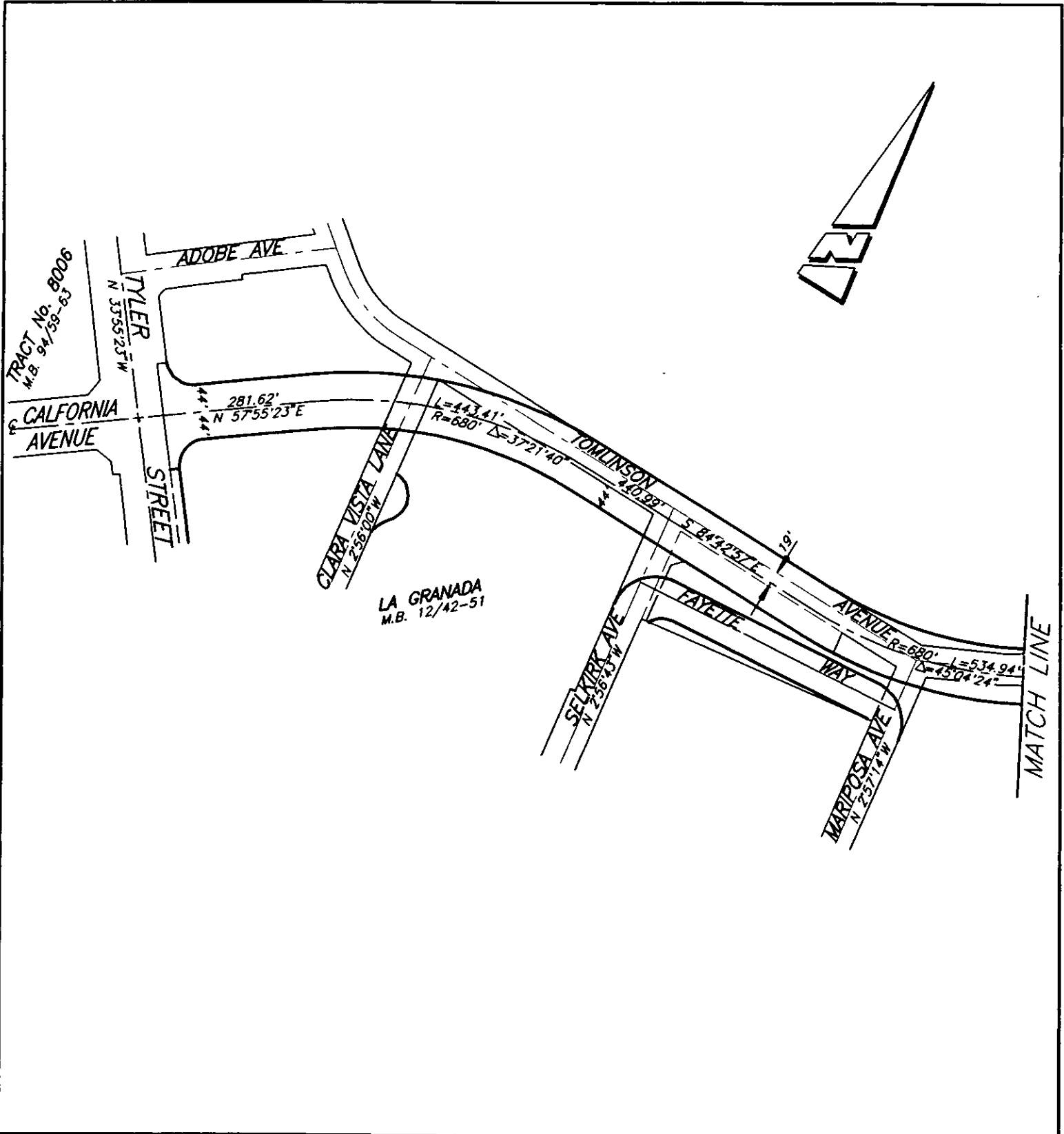


Real Property Services Manager  
of the City of Riverside

CAL31F.DOC



APPROVED AS TO FORM  
ASSIST. CITY ATTORNEY

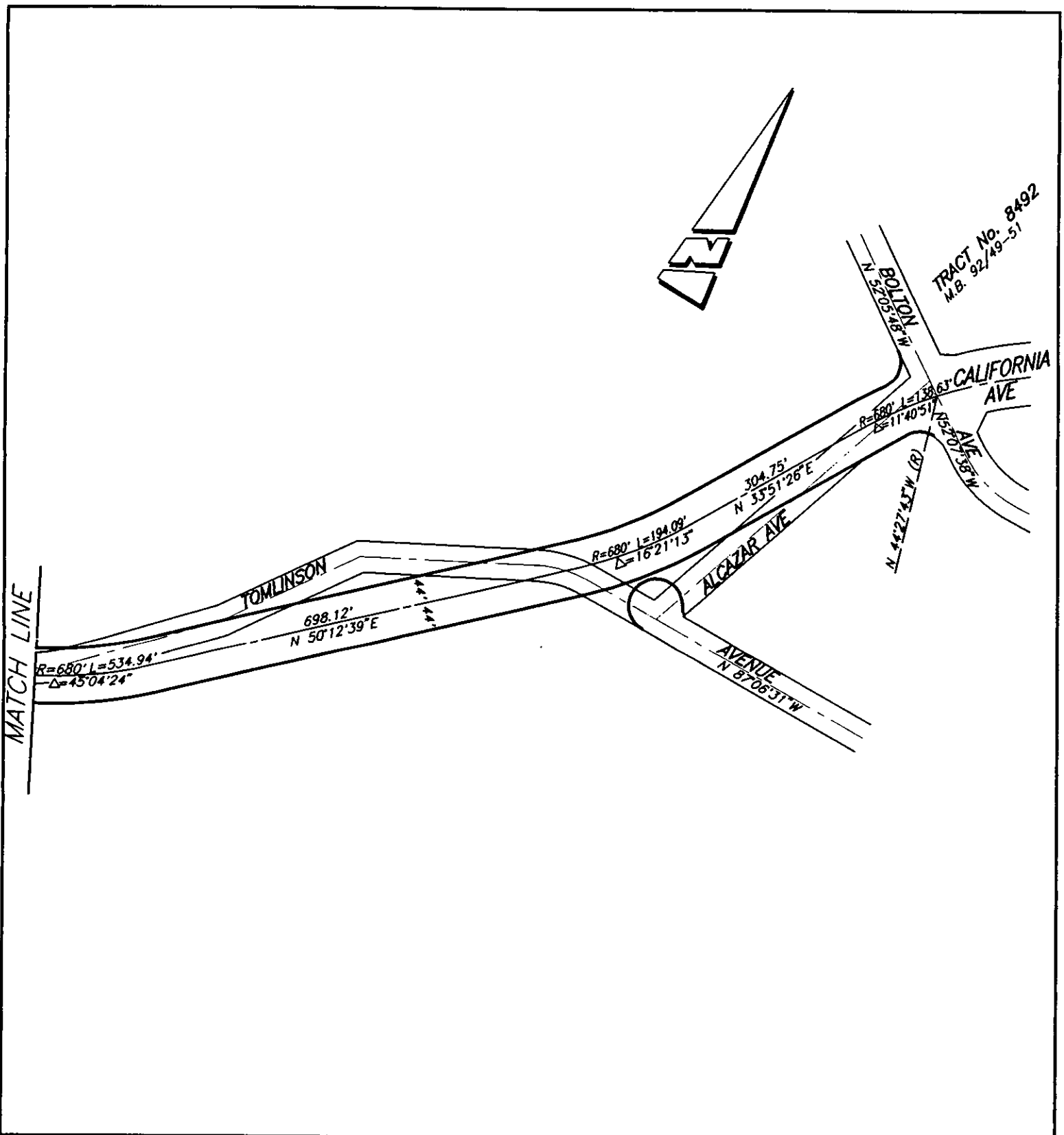


• CITY OF RIVERSIDE, CALIFORNIA •

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 3

SCALE: N.T.S.      DRAWN BY: CURT      DATE: 4/06/95      SUBJECT: CALIFORNIA AVENUE EXTENSION

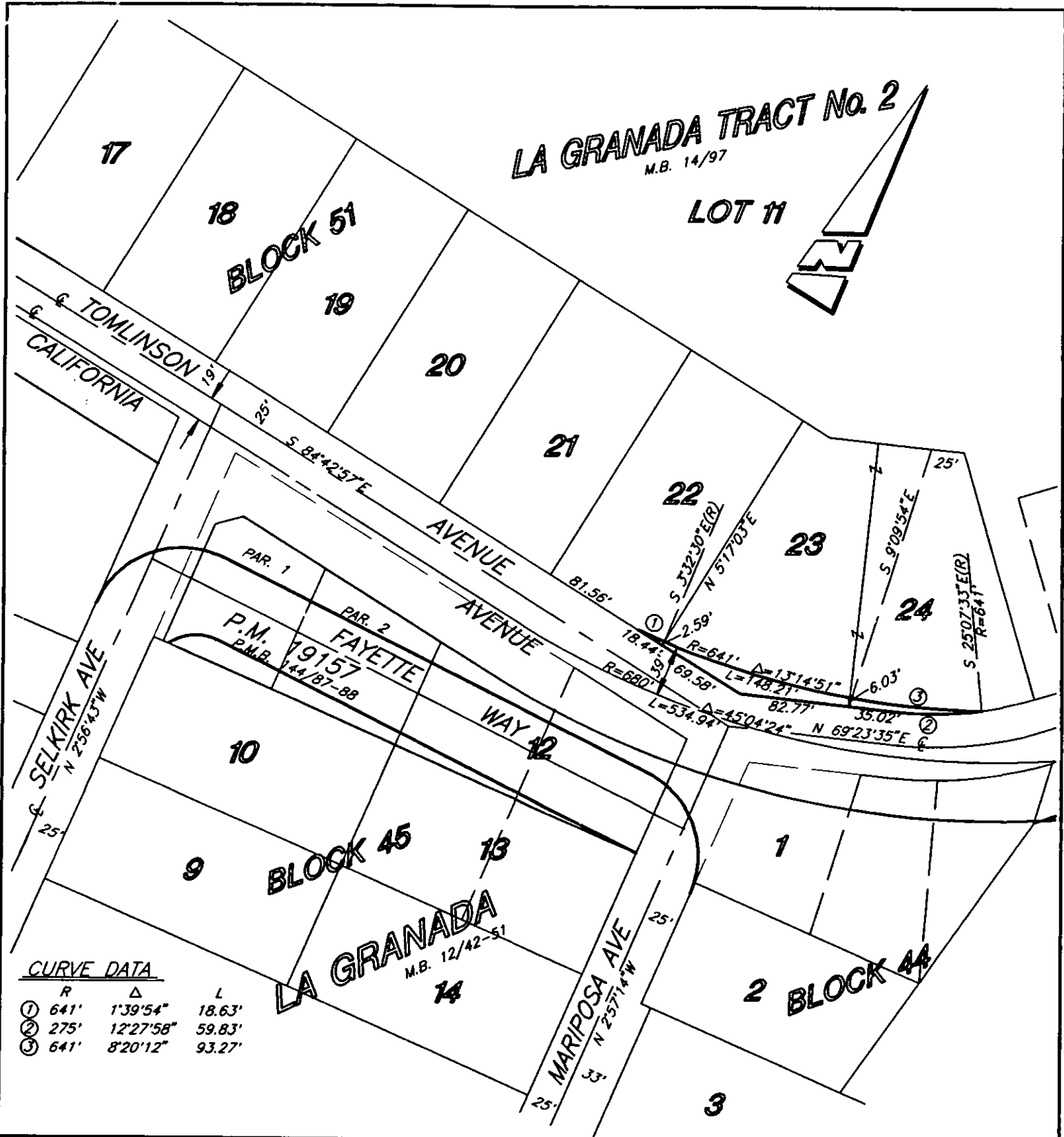


• CITY OF RIVERSIDE, CALIFORNIA •

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 2 OF 3

SCALE: N.T.S.	DRAWN BY: <u>CURT</u> DATE: 4/06/95	SUBJECT: CALIFORNIA AVENUE EXTENSION
---------------	-------------------------------------	--------------------------------------



**LA GRANADA TRACT No. 2**  
M.B. 14/97

**LOT 11**

**BLOCK 51**

**FAYETTE WAY**  
P.M. 19157  
P.M.B. 144/87-88

**LA GRANADA**  
M.B. 12/42-51

CURVE DATA

	R	Δ	L
①	641'	1°39'54"	18.63'
②	275'	12°27'58"	59.83'
③	641'	8°20'12"	93.27'

**CITY OF RIVERSIDE, CALIFORNIA**

H  
65/5

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 3 OF 3

6/24-4

SCALE: 1"=100'

DRAWN BY: CURT

DATE: 4/06/95

SUBJECT: CALIFORNIA AVENUE EXTENSION

14009