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When recorded mail to:

**SURVEYOR**, City of Riverside  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

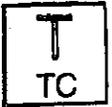
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2612005507-56

FOR RECORDER'S OFFICE USE ONLY  $\phi$

Project: PW-02  
APN: 145-112-003, 004, & 021  
Address: California Avenue Extension

**DX - 1333**



TRA: 009  
DTT: 19/40

**THIS CONVEYANCE IS BY A GOVERNMENT AGENCY**

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantor does hereby grant to CESAR ANDAYA and ESMIREYDA ANDAYA, husband and wife as joint tenants, the real property as described in **EXHIBIT A** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated September 10, 2004

CITY OF RIVERSIDE,  
a municipal corporation

By *[Signature]*  
City Manager  
Pro Tempore

APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

*[Signature]*  
Deputy City Attorney

Attest *[Signature]*  
City Clerk

DX 1333

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On September 10, 2004 before me Cheryl Balz  
(date) (name)

a Notary Public in and for said State, personally appeared

Michael J. Beck

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.

[Handwritten Signature]  
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:  
City of Riverside  
Grant Deed to  
Bar + Esmeralda  
Ardaya

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

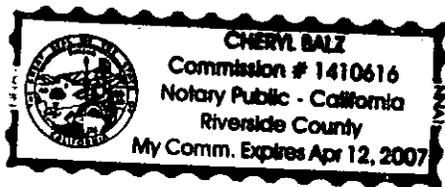
State of California

County of Riverside } ss.

On September 13, 2004, before me, Cheryl Balz, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Colleen J. Nicol  
Name(s) of Signer(s)

- personally known to me
- 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.

*[Handwritten Signature]*  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: grant deed to Mr & Mrs. Andaya

Document Date: 9-10-04 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer**

- Signer's Name: \_\_\_\_\_
- Individual
  - Corporate Officer — Title(s): \_\_\_\_\_
  - Partner —  Limited  General
  - Attorney in Fact
  - Trustee
  - Guardian or Conservator
  - Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

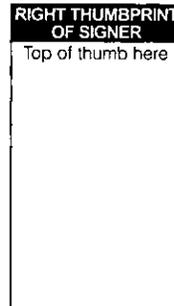


EXHIBIT "A"

*California Avenue Extension  
Surplus Property  
Mariposa Ave. and E'ly of  
Mariposa Ave.*

That portion of Mariposa Avenue, as shown on a map of La Granada on file in Map Book 12, pages 42 through 51 records of Riverside County California, together with that portion of Lot 1 in Block 44 of said La Granada, **BOUNDED AS FOLLOWS:**

**ON THE NORTH** by a line parallel with and 44.00 feet south 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  $57^{\circ}55'23''$  East, along said northeasterly prolongation of the centerline of California Avenue, a distance of 281.62 feet to the beginning of a tangent curve concave southeasterly and having a radius of 680.00 feet;

THENCE northeasterly to the right along said curve through a central angle of  $37^{\circ}21'40''$  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  $84^{\circ}42'57''$  East, along said parallel line, a distance of 440.99 feet to the beginning of a tangent curve concave northerly and having a radius of 680.00 feet;

THENCE easterly to the left along said last mentioned curve through a central angle of  $45^{\circ}04'24''$  an arc length of 534.94 feet and the **END** of this line description;

**ON THE EAST** by the easterly line of said Lot 1 in Block 44 of said La Granada;

**ON THE SOUTH** by the southerly line of said Lot 1 in Block 44 of La Granada;

**ON THE WEST** by the following described line:

COMMENCING at the southwest corner of said Lot 1 in Block 44; said point being in the easterly line of Mariposa Avenue as shown by said Map of La Granada;

THENCE North 87°02'46" East, along the southerly line of said Lot 1 in Block 44, a distance of 7.46 feet to a point in a non-tangent curve concave southwesterly and having a radius of 78.00 feet; the radial line to said point bears North 80°16'22" East;

THENCE northwesterly, along said curve, an arc length of 65.33 feet through a central angle of 47°59'37" to a point in the centerline of said Mariposa Avenue;

THENCE North 02°57'14" West, along said centerline of Mariposa Avenue, 23.00 feet, more or less, to a point in said line 44.00 feet southerly as measured at right angles, from **last said curve having a radius of 680.00 feet and an arc length of 534.94 feet** and the **END** of this line description.

-- **RESERVING THEREFROM** an easement and right to construct, maintain, operate, replace, remove, renew and enlarge lines of pipe, conduits, cables, wires, poles, and other convenient structures, equipment and fixtures, for the operation of **sanitary sewers, gas line facilities, and any in-place public utility facilities** that are in use over the westerly 25 feet thereof.

Area: 21,717 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, L.S. 5655      Date 11/18/99 Prep. WF.  
License Expires 9/30/99

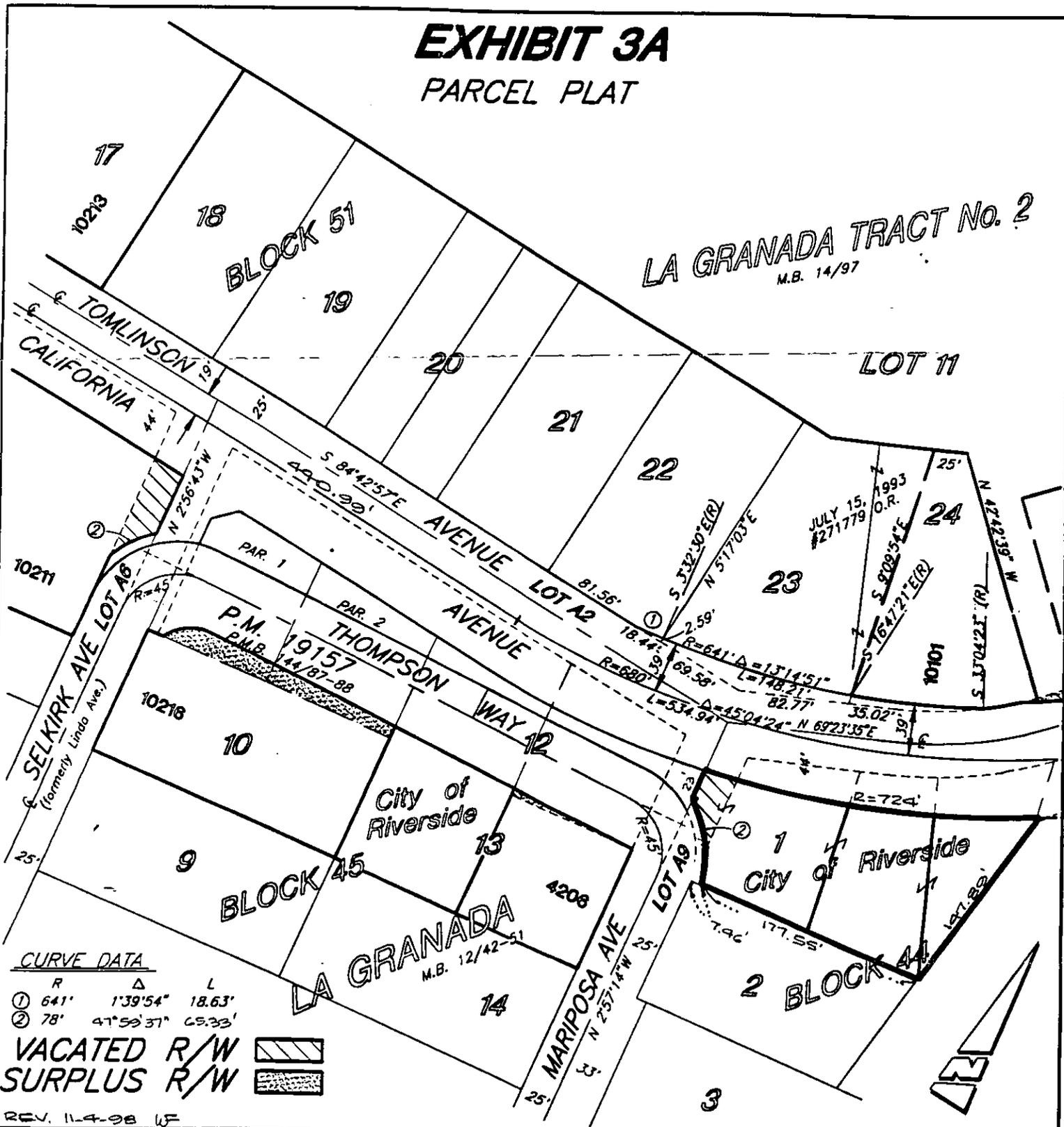


marip.cal

# EXHIBIT 3A

## PARCEL PLAT

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



**CURVE DATA**

R	Δ	L
① 641'	1°39'54"	18.63'
② 78'	47°59'37"	69.33'

VACATED R/W

SURPLUS R/W

REV. 11-4-98 WF

## • 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.

65-5

SCALE: 1"=100'    DRAWN BY: Kgs    DATE: 1/7/97    SUBJECT: CALIFORNIA AVENUE EXTENSION - VACATIONS