

Timothy S. Huyck  
12564 Bougainvillea Way  
Riverside, CA 92503

DOC # 2007-0144585  
03/01/2007 08:00A Fee:NC  
Page 1 of 3  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



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

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Project: Sale of Surplus Tomlinson Avenue  
APN: 145-030-006

DX- 1435



### 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 TIMOTHY S. HUYCK, 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 January 31, 2007

CITY OF RIVERSIDE,  
A municipal corporation

By   
Michael J. Beck

Title: Assistant City Manager

Attest:   
Colleen J. Nicol, City Clerk

APPROVED AS TO FORM  
  
SUPERVISING DEPUTY CITY ATTORNEY

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside

ss

On January 31, 2007 before me Lorena Verdusco, Notary Public  
(date) (name)

a Notary Public in and for said State, personally appeared  
Michael J. Beck and Colleen J. Nicol  
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.

Lorena Verdusco  
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:

That portion of Tomlinson Avenue, Lot A2 together with that portion of Lot 10 in Block 44, both of La Granada, as shown by map on file in Book 12 of Maps, pages 42 through 51 thereof, records of Riverside County, California, together with that portion of Section 12, Township 2 South, Range 6 West as shown on Map of Rancho La Sierra on file in Book 6 of Maps, page 70 thereof, records of said Riverside County, described as follows:

**BEGINNING** at the intersection of the most easterly corner of that certain parcel of land conveyed to Ralph Moorhouse, et ux., by deed recorded March 10, 1971 as Instrument No. 23589 of Official Records of Riverside County California, with the northwesterly line of said Tomlinson Avenue;

**THENCE** North 38°11'58" East, along said northwesterly line, 149.00 feet;

**THENCE** North 65°46'53" East, continuing along said northwesterly line, 285.62 feet to the beginning of a tangent curve concave southerly and having a radius of 214.39 feet;

**THENCE** easterly, along said northwesterly line and along said curve, an arc length of 4.04 feet through a central angle of 01°04'43" to a line which is parallel with and distant 44.00 feet northwesterly, as measured at right angle, from the centerline of that certain parcel of land described as Parcel 1 of Parcel 28A of "Final Order of Condemnation" recorded April 21, 1997, as Instrument No. 134077 of Official Records of said Riverside County;

**THENCE** South 50°12'39" West, along said parallel line, 414.80 feet to the intersection of the southeasterly prolongation of the northeasterly line of said parcel conveyed to Ralph Moorhouse;

**THENCE** North 51°48'02" West, along said southeasterly prolongation of said northeasterly line, 47.83 feet to said **POINT OF BEGINNING**.

**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 gas line facilities, and any in-place public utility facilities that are in use.

**Area: 19,701 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* 4/13/98 Prep. *WF*  
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/99  
Tomlin.sur

DX 1435



## EXHIBIT A

THAT PORTION OF TOMLINSON AVENUE, LOT A2 TOGETHER WITH THAT PORTION OF LOT 10 IN BLOCK 44, BOTH OF LA GRANADA, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGES 42 THROUGH 51 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 6 WEST AS SHOWN ON MAP OF RANCHO LA SIERRA ON FILE IN BOOK 6 OF MAPS, PAGE 70 THEREOF, RECORDS OF SAID RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO RALPH MOORHOUSE, ET UX., BY DEED RECORDED MARCH 10, 1971 AS INSTRUMENT NO. 23589 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA, WITH THE NORTHWESTERLY LINE OF SAID TOMLINSON AVENUE;

THENCE NORTH  $38^{\circ} 11' 58''$  EAST, ALONG SAID NORTHWESTERLY LINE, 149.00 FEET;

THENCE NORTH  $65^{\circ} 46' 53''$  EAST, CONTINUING ALONG SAID NORTHWESTERLY LINE, 285.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 214.39 FEET;

THENCE EASTERLY, ALONG SAID NORTHWESTERLY LINE AND ALONG SAID CURVE, AN ARC LENGTH OF 4.04 FEET THROUGH A CENTRAL ANGLE OF  $01^{\circ} 04' 43''$  TO A LINE WHICH IS PARALLEL WITH A DISTANT 44.00 FEET NORTHWESTERLY, AS MEASURED AT RIGHT ANGLE, FROM THE CENTERLINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 1 OF PARCEL 28A OF "FINAL ORDER OF CONDEMNATION" RECORDED APRIL 21, 1997, AS INSTRUMENT NO. 134077 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE SOUTH  $50^{\circ} 12' 39''$  WEST, ALONG SAID PARALLEL LINE, 414.80 FEET TO THE INTERSECTION OF THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF SAID PARCEL CONVEYED TO RALPH MOORHOUSE;

THENCE NORTH  $51^{\circ} 48' 02''$  WEST, ALONG SAID SOUTHEASTERLY PROLONGATION OF SAID NORTHEASTERLY LINE, 47.83 FEET TO SAID POINT OF BEGINNING.

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