

189792

When recorded mail to:
City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

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

RECEIVED FOR RECORD
Min. Past 2 o'clock P.M.

JUL - 8 1988
Recorded in Official Records
of Riverside County, California
William E. Stoney
RECORDER
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Spruce Street Widening
N'ly Side @ A.T. & S.F. R.R.

12198

GRANT DEED

YEAGER BROTHERS, a partnership, Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

Those portions of Lot 5 of the Wilbur Tract, as shown by map on file in Book 6, Page 4 of Maps, records of San Bernardino County, California, described as follows:

Parcel 1

COMMENCING at the intersection of the south line of said Lot 5 with the southeasterly line of the Atchinson, Topeka and Santa Fe Railroad right-of-way;

THENCE North 45° 15' 49" East, along said southeasterly line, a distance of 46.87 feet to the northerly line of Spruce Street (formerly Indianapolis Avenue), and the POINT OF BEGINNING of the parcel of land being described;

THENCE South 89° 58' 38" East, along said northerly line, a distance of 375.38 feet to the westerly line of that certain parcel of land conveyed to Riverside County Flood Control and Water Conservation District by Grant Deed recorded February 8, 1979, as Instrument No. 27265 of Official Records of said Riverside County;

THENCE North 07° 37' 51" East, along said westerly line, a distance of 11.10 feet to a line parallel with and distant 44.00 feet northerly, as measured at right angles, from said south line of Lot 5;

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THENCE North 89° 58' 38" West, along said parallel line, a distance of 365.75 feet to said southeasterly line of the Atchison, Topeka and Santa Fe Railroad right-of-way;

THENCE South 45° 15' 49" West, along said southeasterly line, a distance of 15.62 feet to the POINT OF BEGINNING.

Area - 4,076.2 square feet, more or less.

Parcel 2

COMMENCING at the intersection of the south line of said Lot 5 with the southeasterly line of the Atchinson, Topeka and Santa Fe Railroad right-of-way;

THENCE South 89° 58' 38" East, along said south line, a distance of 464.78 feet to the southwesterly prolongation of the easterly line of that certain parcel of land conveyed to Riverside County Flood Control and Water Conservation District by Grant Deed recorded February 8, 1979, as Instrument No. 27265 of Official Records of said Riverside County;

THENCE North 07° 37' 51" East, along said southwesterly prolongation, a distance of 33.29 feet to the northerly line of Spruce Street (formerly Indianapolis Avenue), and the POINT OF BEGINNING of the parcel of land being described;

THENCE South 89° 58' 38" East, along said northerly line, a distance of 114.74 feet to the westerly boundary of that certain parcel of land conveyed to G. S. Medsger by document recorded October 24, 1894, in Book 13, Page 213 et seq., of Deeds, records of said Riverside County;

THENCE North 06° 00' 49" East, along said westerly boundary, a distance of 11.06 feet to a line parallel with and distant 44.00 feet northerly, as measured at right angles, from said south line of Lot 5;

THENCE North 89° 58' 38" West, along said parallel line, a distance of 114.43 feet to said easterly line of said parcel so conveyed to Riverside County Flood Control and Water Conservation District;

THENCE South 07° 37' 51" West, along said easterly line, a distance of 11.10 feet to the POINT OF BEGINNING.

Area - 1,260.5 square feet, more or less.

DESCRIPTION APPROVAL 6-23-88
[Signature]
SURVEYOR, CITY OF RIVERSIDE by *[Signature]*

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Dated JUN 29 1988

YEAGER BROTHERS, a partnership

By J. S. YEAGER

Title Partner

By E. E. YEAGER

Title PARTNER

APPROVED AS TO FORM

Carolyn Confer 7/1/88
CAROLYN CONFER
ASSISTANT CITY ATTORNEY

CONSENT TO RECORDATION

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. 14883 of said City Council adopted January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 7/8/88

[Signature]
Title Property Services Manager

311.5/m - SURVEY.631/b

STATE OF CALIFORNIA
COUNTY OF Riverside

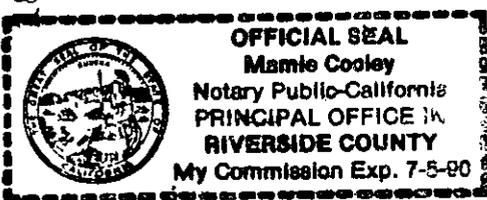
} ss.

On this 29th day of June, in the year 19 88, before me, the undersigned, a Notary Public in and for said State, personally appeared E. E. Yeager and J. S. Yeager

[Signature], personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument on behalf of the their Partnership named therein, and acknowledged to me that the they Partnership executed it.

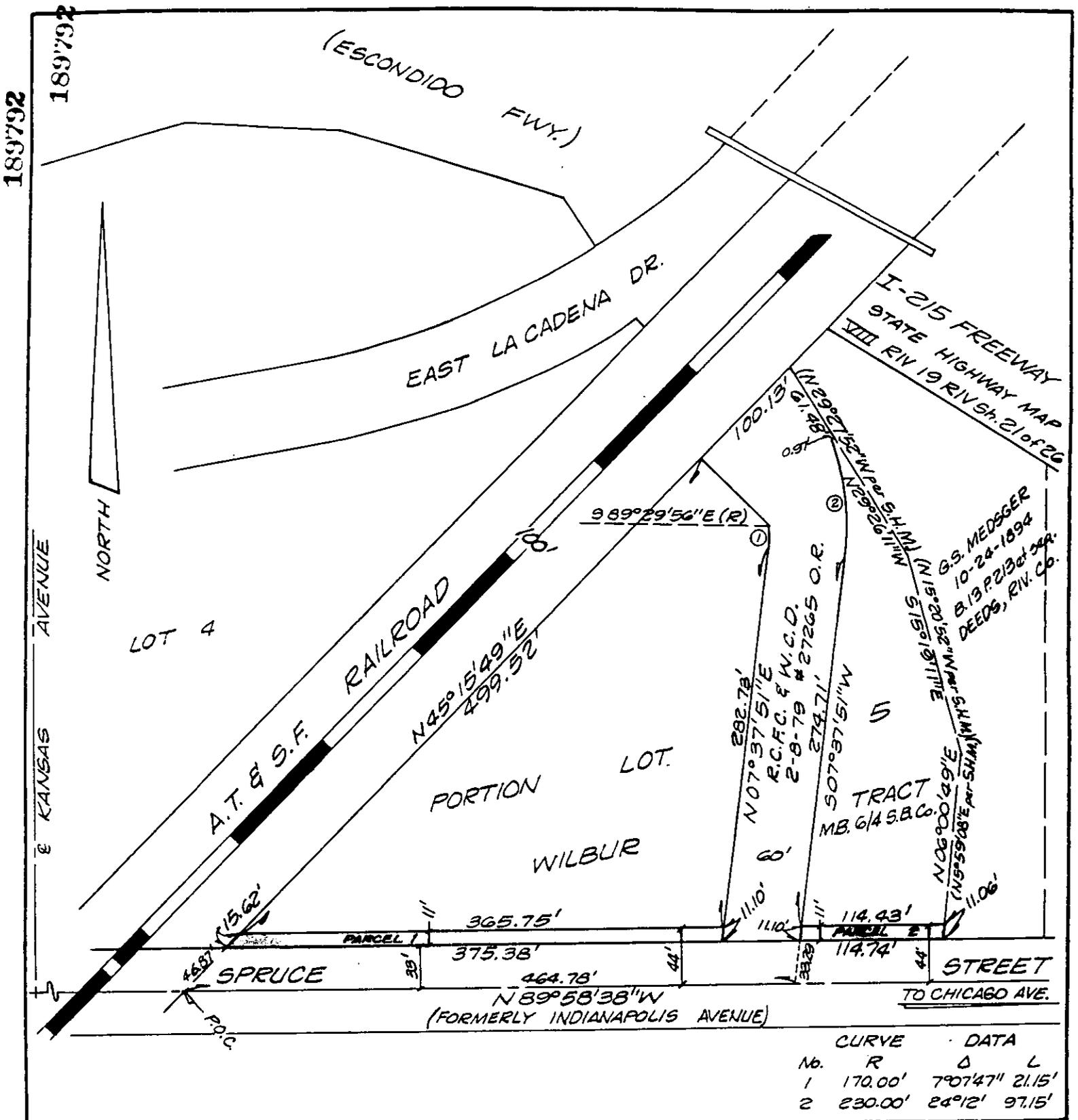
WITNESS my hand and official seal.

189792



Mamie Cooley
Notary Public in and for said State.
Mamie Cooley

ACKNOWLEDGMENT—General or Limited Partnership—Wolcotts Form 236CA—Rev. 5-82
© 1982 WOLCOTTS, INC.



• 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 1

3/4

SCALE: 1" = 100'

DRAWN BY K96 DATE 6/21/88

SUBJECT SPRUCE STREET WIDENING

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