

1953278.2

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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)

Project: Jurupa Avenue Widening  
Parcel 50

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

NOV. 10 1992

Recorded in Official Records  
of Riverside County, California

Will E. [Signature] Recorder  
Fees \$

FOR RECORDER'S OFFICE USE ONLY

13417

GRANT DEED

JASON E. GARLAND, a single man and EDWARD GARLAND and SANDRA GARLAND, husband and wife all as joint tenants, Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do 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:

That portion of Government Lot 1 in Fractional Section 28, as shown by map entitled, "Plan showing subdivisions of Section 33 and Fractional Section 28, Township 2 South, Range 5 West, San Bernardino Meridian," on file in Book 2, Page 2 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at the intersection of the southerly line of Jurupa Avenue with the westerly line of Palm Avenue, as shown by Record of Survey on file in Book 43, Page 32 of Record of Surveys, records of said Riverside County;

THENCE North 86° 14' West, along said southerly line, a distance of 72 feet to the northeast corner of that parcel of land conveyed to the Department of Veterans Affairs of the State of California, by deed recorded November 7, 1952, as Instrument No. 47645 of Official Records of said Riverside County;

THENCE South 3° 46' West, along the easterly line of said parcel a distance of 6.00 feet to a line parallel with and distant 39.00 feet southerly, as measured at right angles, from the centerline of said Jurupa Avenue;

THENCE South 86° 14' East, along said parallel line, a distance of 50.45 feet;

THENCE South 43° 11' 00" East, a distance of 26.27 feet to a line parallel with and distant 44.00 feet westerly, as measured at right angles, from the centerline of said Palm Avenue;

THENCE South 0° 11' 00" East, along said last mentioned parallel line, a distance of 53.28 feet to the northeast corner of Parcel 3 of said Record of Survey;

THENCE North 89° 25' 45" East, along the northerly line of that certain parcel of land conveyed to the City of Riverside by deed recorded July 10, 1964, as Instrument No. 84850 of Official Records of said Riverside County; a distance of 4.00 feet to said westerly line of Palm Avenue;

THENCE North 0° 11' 00" West, along said westerly line, a distance of 76.96 feet to the POINT OF BEGINNING.

Area - 878.6 square feet.

Dated May 5, 1992

DESCRIPTION APPROVAL 5/7/92  
George P. Hutchinson by Kpx  
SURVEYOR, CITY OF RIVERSIDE

Jason E. Garland  
JASON E. GARLAND  
Edward Garland  
EDWARD GARLAND  
Sandra Garland  
SANDRA GARLAND



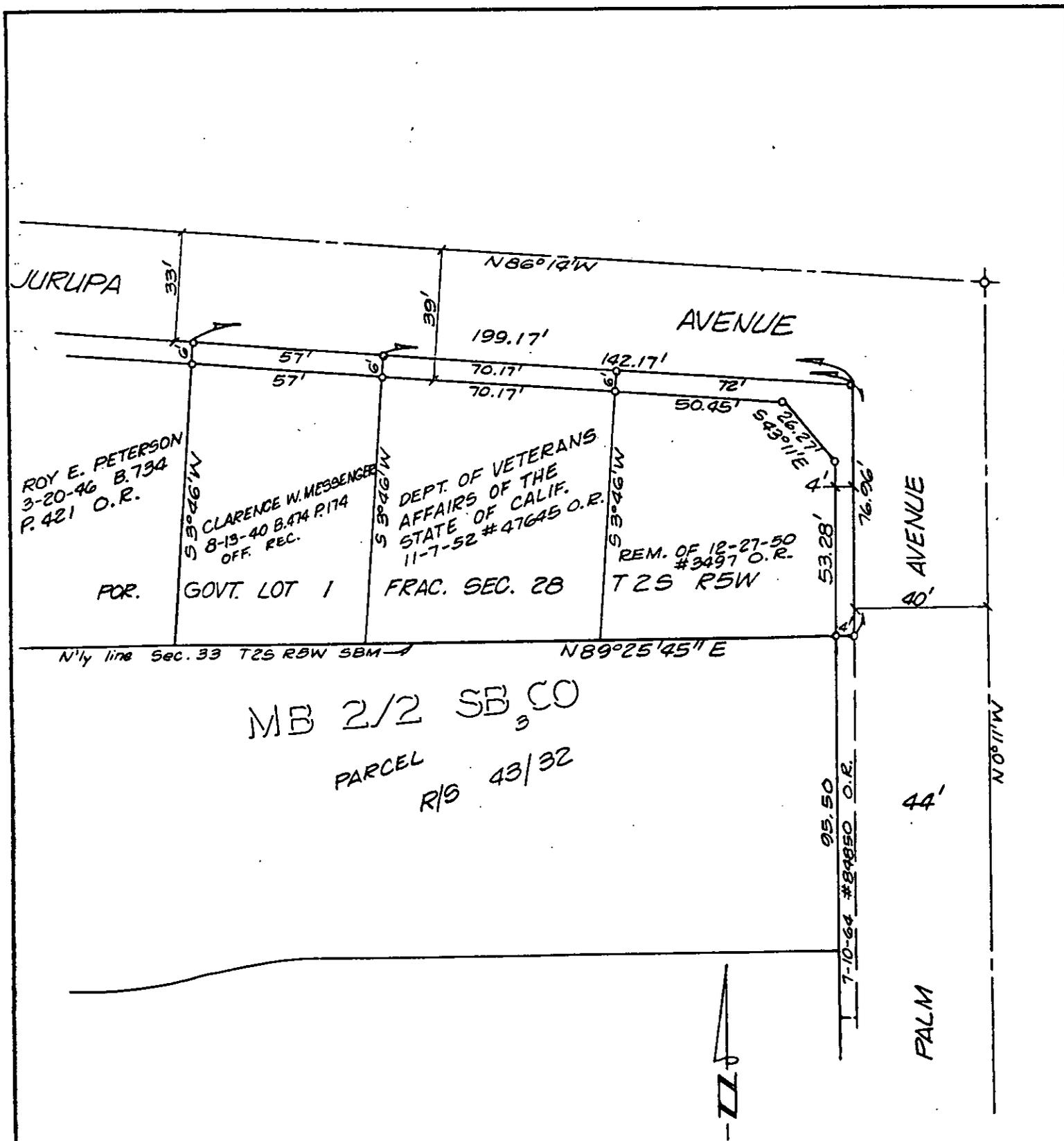
CONSENT TO RECORDATION

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 May 12, 1992

[Signature]  
Title Real Property Services Mgr.

APPROVED AS TO FORM  
[Signature]  
CHIEF ASSISTANT CITY ATTORNEY  
134/7



• 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 12-5

2/19

SCALE: 1" = 40'

DRAWN BY Kgs DATE 3/1/89

SUBJECT JURUPA AVENUE WIDENING

CITY OF *Riverside*

ADMINISTRATIVE SERVICES DEPARTMENT

3900 Main Street · Riverside, California · 92522

LAWRENCE E. PAULSEN  
Administrative Services DirectorAdministration 714/782-5555  
Property Services 714/782-5461

November 2, 1992

Ms. Helen E. Durniok, Escrow Officer  
Corona Escrow Services, Inc.  
591 South Corona Mall, Suite A  
Corona, CA 91719

Subject: Jurupa Avenue Widening Parcel 50 - Garland

Dear Helen:

Reference is made to my letter dated May 12, 1992 transmitting to you the original Grant Deed executed by Jason E. Garland, Edward Garland and Sandra Garland, conveying to the City of Riverside a parcel containing 878.6 square feet from their property located at the southwest corner of Jurupa and Palm Avenues in Riverside.

Enclosed are the following:

1. City of Riverside Real Property Acquisition Agreement dated May 7, 1992 incorporating the terms of this transaction.
2. City of Riverside check in the amount of \$8,000 made payable to Corona Escrow Company pursuant to the agreement.
3. A Request for Dismissal covering Parcels 50A and 50B in Riverside Superior Court Case No. 217951.

You are authorized to record the Grant Deed, that was transmitted by my letter dated May 12, 1992, with the Riverside County Recorder, to file the Request for Dismissal in the Office of the Clerk of the Superior Court of Riverside County in Riverside and to disburse the \$8,000 in accordance with instructions, which you will receive from the Garlands when you have arranged for the recording of the Grant Deed and issuance of a Policy of Title Insurance in the amount of \$8,000 guaranteeing that the City of Riverside is the owner of the property described in the Grant Deed free and clear of all monetary encumbrances. It is my

understanding that you are utilizing First American Title Insurance Company for the escrow covering the balance of this property and I have no objection to First American issuing a policy covering the 878.6 square feet. The City of Riverside will pay for such policy if you or First American will send me a statement.

Please advise when you have complied with these instructions.

Very truly yours,



M. William Holsinger  
Real Property Services Manager

MWH/GARLAND.LTR  
Enclosures