

When recorded mail to:

RECEIVED FOR RECORD
AT 2:00 O'CLOCK

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

JUL 12 1995

Recorded in Official 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)

FOR RECORDER'S OFFICE USE ONLY

Project: California Avenue Extension
Parcel 35
A.P.N. 145-042-011
TRA 009-023

Ø
56

GRANT DEED

BRUCE D. WELCH and PATRICIA A. WELCH, 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:

Those portions of Lot 40 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, described as follows:

PARCEL 1

All that portion of said Lot 40 lying southeasterly of a line parallel with and distant 39.00
feet northwesterly, 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"

71100-1

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 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 $45^{\circ}04'24''$ an arc length of 534.94 feet;

THENCE North $50^{\circ}12'39''$ 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 $16^{\circ}21'13''$ an arc length of 194.09 feet;

THENCE North $33^{\circ}51'26''$ 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 $11^{\circ}40'51''$ 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;

Area - 4,593.8 square feet.

PARCEL 2

BEGINNING at the most easterly corner of said Lot 40;

THENCE North $52^{\circ}05'48''$ West, along the northeasterly line of said Lot 40, a distance of 40.42 feet;

THENCE South $37^{\circ}54'12''$ West, a distance of 2.00 feet to the beginning of a non-tangent curve concaving westerly, having a radius of 41.50 feet and from which the radius bears South $37^{\circ}54'12''$ West;

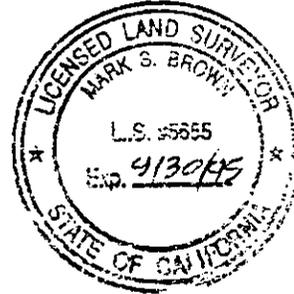
THENCE southerly to the right along said curve through a central angle of $91^{\circ}38'41''$ an arc length of 66.38 feet to a point of cusp with a tangent curve concaving southeasterly, having a radius of 719.00 feet and from which the radius bears South $50^{\circ}27'07''$ East; said point also being in the northerly line of the parcel of land hereinabove described as Parcel 1;

THENCE northeasterly to the right along said last mentioned curve through a central angle of $2^{\circ}44'17''$ an arc length of 34.36 feet to the southeasterly line of said Lot 40;

THENCE North 22°26'12" East, along said southeasterly line, a distance of 10.77 feet to the POINT OF BEGINNING.

Area - 482 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 4/7/95 Prep. KEP
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/95

Dated 4-11-95

Bruce D. Welch
BRUCE D. WELCH
Patricia A. Welch
PATRICIA A. WELCH

GENERAL ACKNOWLEDGEMENT

State of California
County of San Bernardino } ss

On 4/12/95, before me Paul D. Knox
(name)

a Notary Public in and for said State, personally appeared

Bruce Duwayne Welch
Name(s) of Signer(s)

Personally known to me whose name(s) (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.

Paul D. Knox
Signature



GENERAL ACKNOWLEDGEMENT

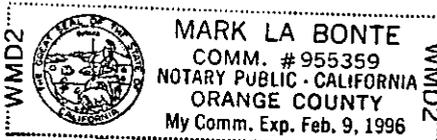
State of California }
County of Riverside } ss

On April 11, 1995, before me Mark LaBonte
(date) (name)

a Notary Public in and for said State, personally appeared

Patricia A. Welch
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/hers/their authorized capacity(ies), and that by his/hers/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.

[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:

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.

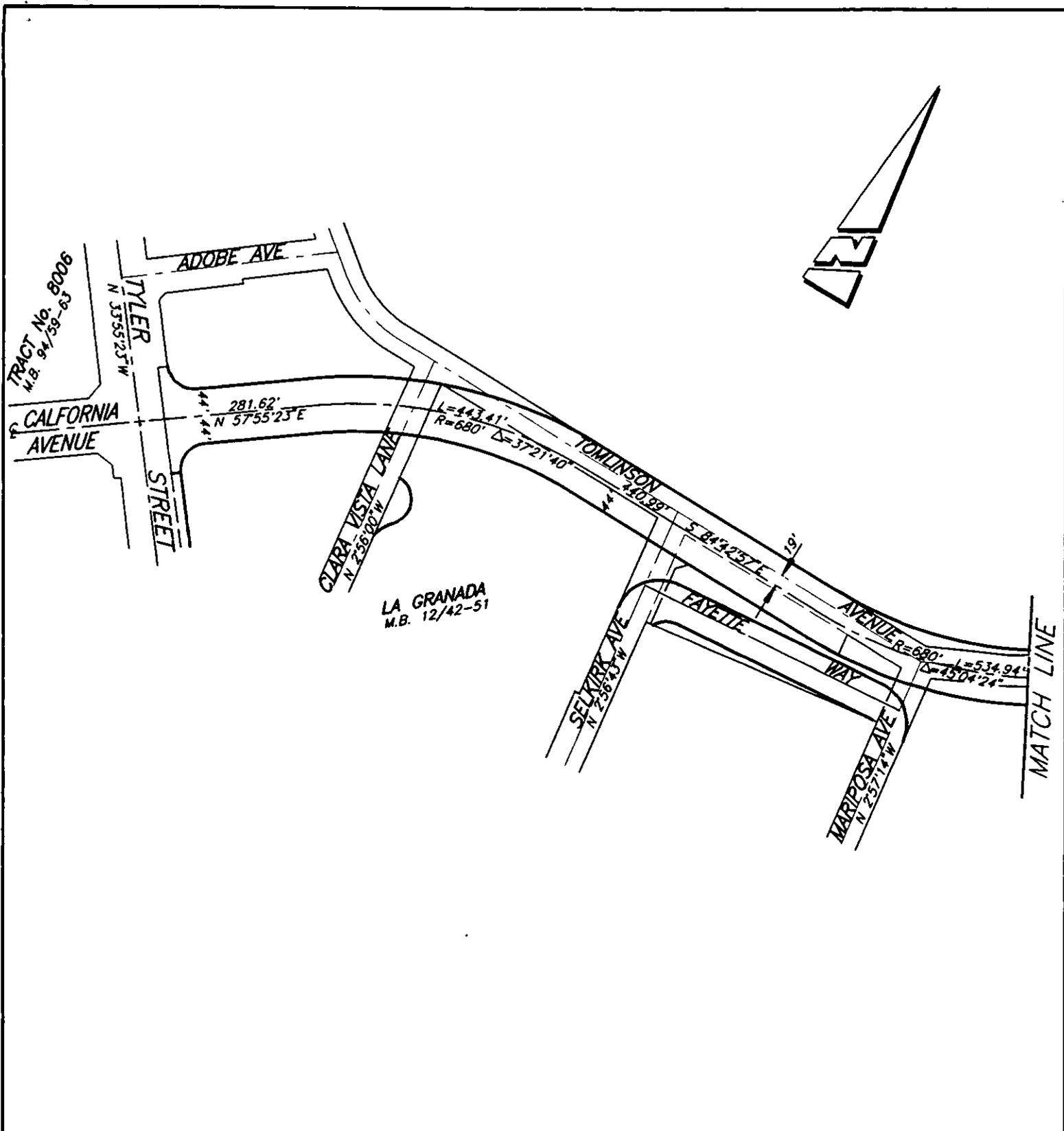
Dated 5/2/95

CITY OF RIVERSIDE

[Signature]
Real Property Services Manager
of the City of Riverside

APPROVED AS TO FORM

[Signature]
City Attorney



• CITY OF RIVERSIDE, CALIFORNIA •

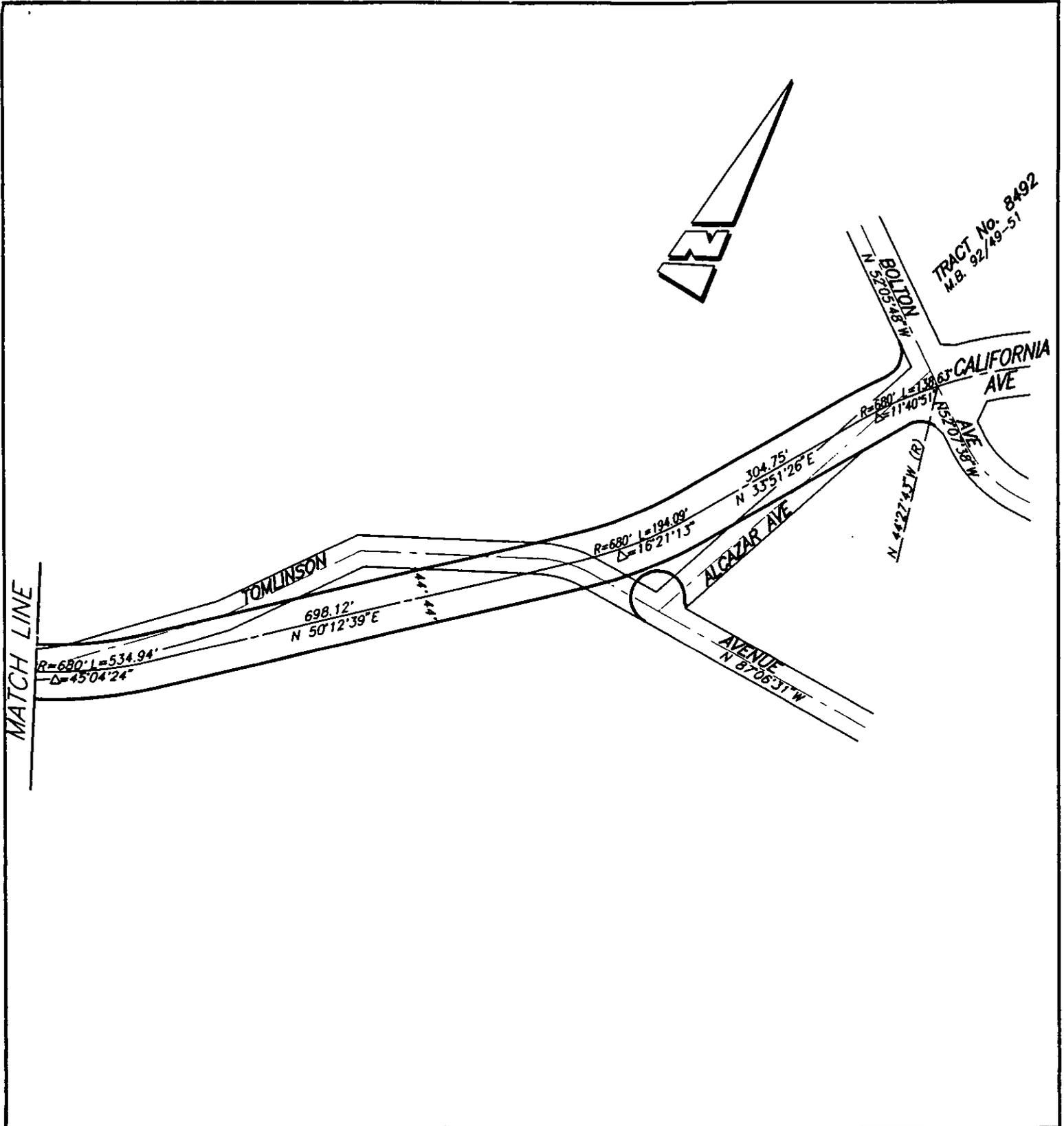
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 3

SCALE: N.T.S.

DRAWN BY: CLRT DATE: 4/06/95

SUBJECT: CALIFORNIA AVENUE EXTENSION



• CITY OF RIVERSIDE, CALIFORNIA •

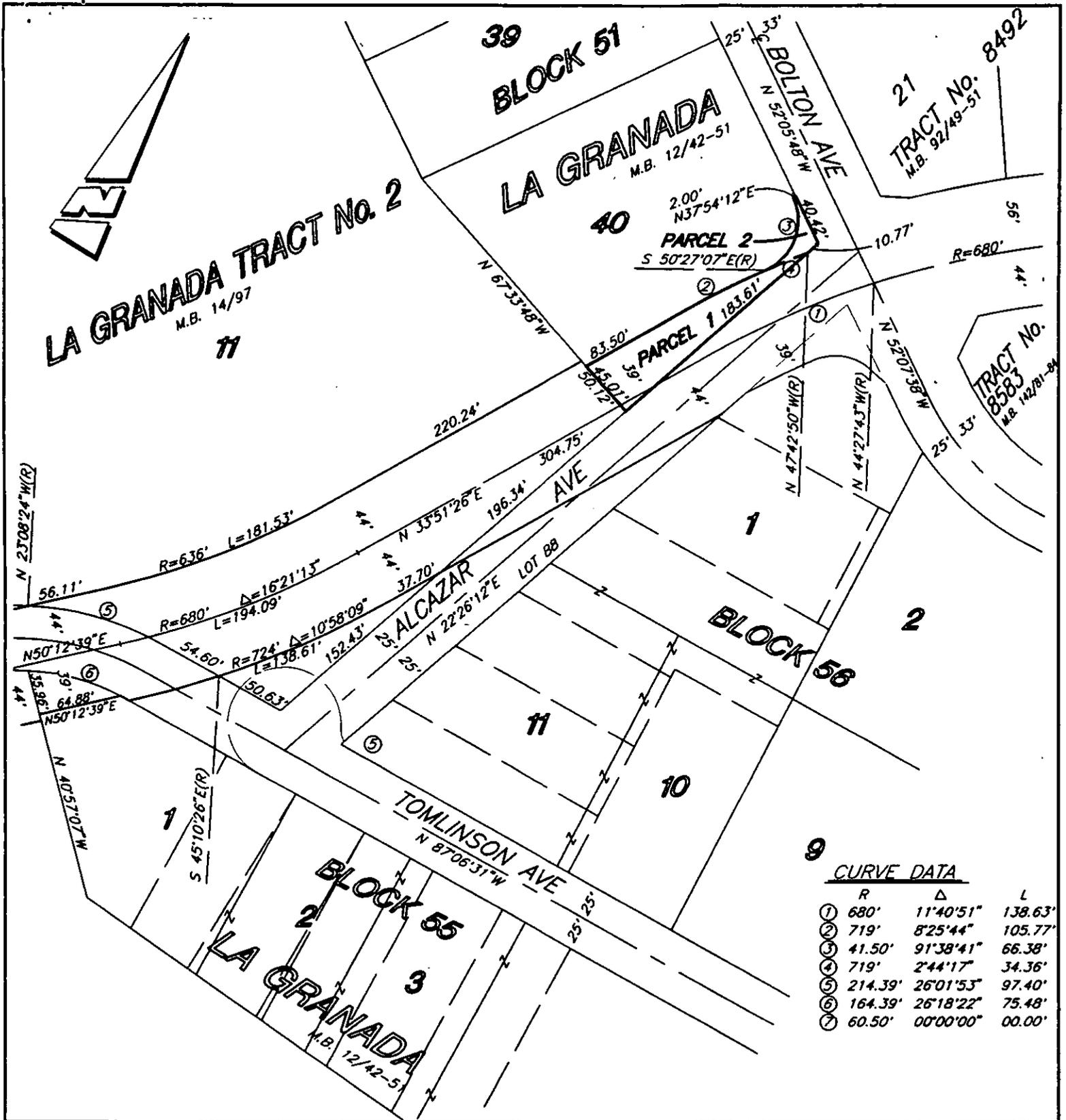
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 2 OF 3

SCALE: N.T.S.

DRAWN BY: CURT DATE: 4/06/95

SUBJECT: CALIFORNIA AVENUE EXTENSION



9

	R	Δ	L
①	680'	11°40'51"	138.63'
②	719'	8°25'44"	105.77'
③	41.50'	91°38'41"	66.38'
④	719'	2°44'17"	34.36'
⑤	214.39'	26°01'53"	97.40'
⑥	164.39'	26°18'22"	75.48'
⑦	60.50'	00°00'00"	00.00'

• 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 3 OF 3

6117-2
65-3+5

SCALE: 1"=100'

DRAWN BY: CURT

DATE: 4/06/95

SUBJECT: CALIFORNIA AVENUE EXTENSION