

Chicago title,  
When recorded mail to:

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

DOC # 2004-0095254  
02/10/2004 08:00A Fee:NC

Page 1 of 5  
Recorded in Official Records  
County of Riverside  
Gary L. Orso  
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)

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.	
	1		5							
								✓	LS	
A	R	L				COPY	LONG	REFUND	NCHG	EXAM

Order # 32040888 K56  
TRA 009-061

Project: Market Street Widening Phase II

A.P.N. 209-161-004 (PTN)

D - 15280



DTT:

GRANT DEED

DOREEN H. PRATT, Surviving Trustee of The PRATT FAMILY REVOCABLE TRUST, dated February 9, 1996, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, 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 October 24, 2003

DOREEN H. PRATT, Surviving Trustee of The PRATT FAMILY REVOCABLE TRUST, dated February 9, 1996

DOREEN H. PRATT, Surviving Trustee

Post-it® Fax Note	7671	Date	12/21	# of pages	5
To		From			
Co./Dept.		Co.			
Phone #		Phone #			
Fax #	708-3301	Fax #			

GENERAL ACKNOWLEDGEMENT

State of California

County of San Bernardino } ss

On 10/24/03, before me Lisa Stinson  
(date) (name)

a Notary Public in and for said State, personally appeared

Doreen H. Pratt  
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.

Lisa Stinson  
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. 20534 of said City Council adopted September 23, 2003, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 10-27-03

CITY OF RIVERSIDE

By [Signature]

APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

BY [Signature]  
Deputy City Attorney

EXHIBIT "A"

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of the north one-half of Lot 33 of the Lands of the Southern California Colony Association, as shown by map on file in Book 7, Page 33 of Maps, records of San Bernardino County, California, described as follows:

COMMENCING at the southeast corner of the north one-half of said Lot 33;

THENCE North 29°44'03" East, along the easterly line of said Lot 33, a distance of 12.13 feet to the POINT OF BEGINNING of the parcel of land being described;

THENCE North 29°44'03" East, continuing along said easterly line, a distance of 45.54 feet;

THENCE South 54°14'41" West, a distance of 8.70 feet to the beginning of a tangent curve concaving northerly and having a radius of 39.50 feet;

THENCE southwesterly to the right along said curve through a central angle of 63°45'15" an arc length of 43.95 feet to the northerly line of Parcel 3 of those certain parcels of land described in deed to the City of Riverside by document recorded May 28, 1953, in Book 1476, Page 456, et seq., of Official Records of said Riverside County;

THENCE South 39°31'35" West, along said northerly line, a distance of 41.01 feet to the POINT OF BEGINNING.

Area = 609 square feet.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 9/10/03 Date  Prep.  
Mark S. Brown, L.S. 5655  
License Expires 9/30/05



PORTION N 1/2 LOT 33

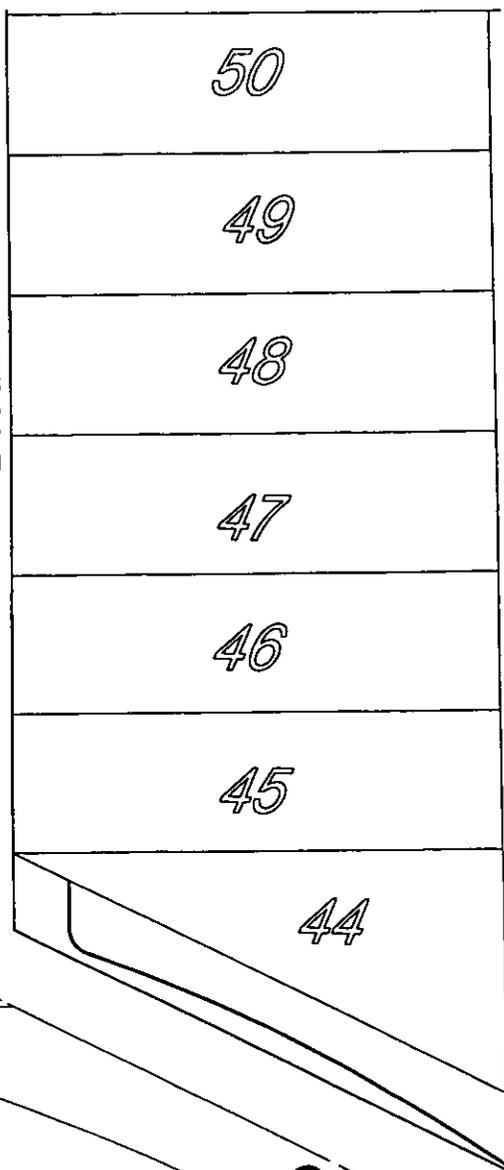
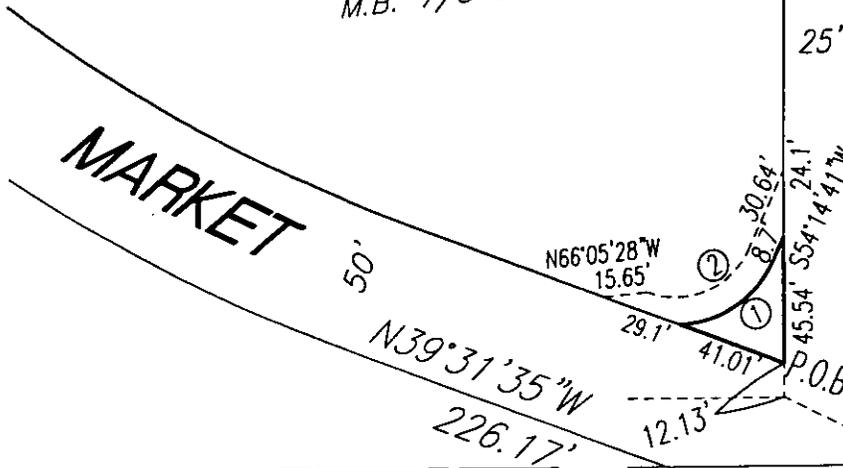
S.C.C.A.  
M.B. 7/3 S.B. CO.

NORTHBEND  
STREET

25'

N29°44'03"E

45.54' S54°14'41"W  
P.O.B.



50

49

48

47

46

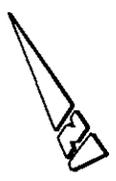
45

44

STREET  
R=600'

CURVE DATA

No.	R	Δ	L
1	39.5'	63°45'15"	43.95'
2	29.5'	86°13'44"	44.40'



• 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

25:3

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 9/05/03

SUBJECT: MARKET STREET PHASE II - PRATT

Government Code 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of notary: Lisa Stinson

Commission No.: 1413173

Date Commission expires: 4-22-07

County: San Bernardino

By: 

Date: 2-10-04