

When recorded mail to:

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

RECORDED 5/20/93
INSTRUMENT NO. 189484
OFFICIAL RECORDS, RIV. CO.

FOR RECORDER'S OFFICE USE ONLY

Project: El Cerrito Drive
A.P.N. 253-210-006, 043, 044

GRANT DEED

COPY

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a municipal corporation of the State of California, does hereby grant to BHAGU M. PATEL and SAVITA B. PATEL, husband and wife as joint tenants, the real property located in the City of Riverside, County of Riverside, State of California, described as follows:

Those portions of the West one-half of the Northwest Quarter of Section 32, Township 2 South, Range 4 West, San Bernardino Meridian, described as follows:

Parcel A

COMMENCING at the southeasterly corner of Parcel 3 of Record of Survey on file in Book 19, Page 32 of Record of Surveys, records of Riverside County, California;

THENCE South 71° 17' 58" West, along the southerly line of said Parcel 3, a distance of 88.76 feet to the most westerly corner of Parcel 2 of those certain parcels of land conveyed to the City of Riverside by deed recorded July 27, 1987, as Instrument No. 215385 of Official Records of said Riverside County, and the POINT OF BEGINNING of the parcel of land being described;

THENCE South 71° 17' 58" West, continuing along said southerly line, a distance of 127.47 feet to the beginning of a non-tangent curve concaving northeasterly having a radius of

545.00 feet and to which the radial line bears South 71° 04' 48" East; the beginning of said curve also being the southeasterly corner of Parcel 1 of said parcel conveyed to the City of Riverside;

THENCE southeasterly to the left along said curve an arc length of 1.13 feet through a central angle of 0° 07' 07";

THENCE South 66° 05' 02" East, a distance of 27.96 feet to a line parallel with and distant 33.00 feet northwesterly, as measured at right angles, from the northeasterly prolongation of the centerline of El Cerrito Dr. as shown by Parcel Map No. 11,510, on file in Book 68, Pages 59 through 61 of Parcel Maps, records of said Riverside County;

THENCE North 63° 02' 12" East, along said parallel line, a distance of 20.55 feet to the beginning of a tangent curve concaving northwesterly and having a radius of 867.00 feet;

THENCE northeasterly to the left along said last mentioned curve an arc length of 88.27 feet through a central angle of 5° 49' 59" to the POINT OF BEGINNING.

Area - 1,402.3 square feet.

Parcel B

BEGINNING at the northwesterly corner of Parcel 2 of Record of Survey on file in Book 19, Page 32 of Record of Surveys, records of Riverside County, California;

THENCE South 18° 42' 02" East, along the westerly line of said Parcel 2, a distance of 63.65 feet;

THENCE North 51° 37' 20" East, a distance of 100.27 feet to the northerly line of said Parcel 2;

THENCE South 88° 51' 58" West, along said northerly line, a distance of 99.04 feet to the POINT OF BEGINNING.

Area - 3,005.1 square feet.

Dated _____ 19____

CITY OF RIVERSIDE,
a municipal corporation

By _____
Mayor

DESCRIPTION APPROVAL 5/7/53
George P. Hitchman by *KA*
SURVEYOR, CITY OF RIVERSIDE

Attest _____
City Clerk

COPY
984

GENERAL ACKNOWLEDGEMENT

State of California }
County of _____ } ss

On _____, before me _____
(date) (name)

a Notary Public in and for said State, personally appeared

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 _____ within instrument and acknowledged to me that _____ she/they executed the _____ s a m i n his/he /their a u t h o r i z e d capacity (s), and t h a b y his/he /their signature (s) on the instrum t the person(s) or the entity u n behalf of wh h the person(s) acted, execut i the instrume

WITNESS my hand and official seal

Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
() Corporate Officer(s)

Title _____
Title _____

() Guardian/Conservator
() Individual(s)
() Trustee(s)
() Other

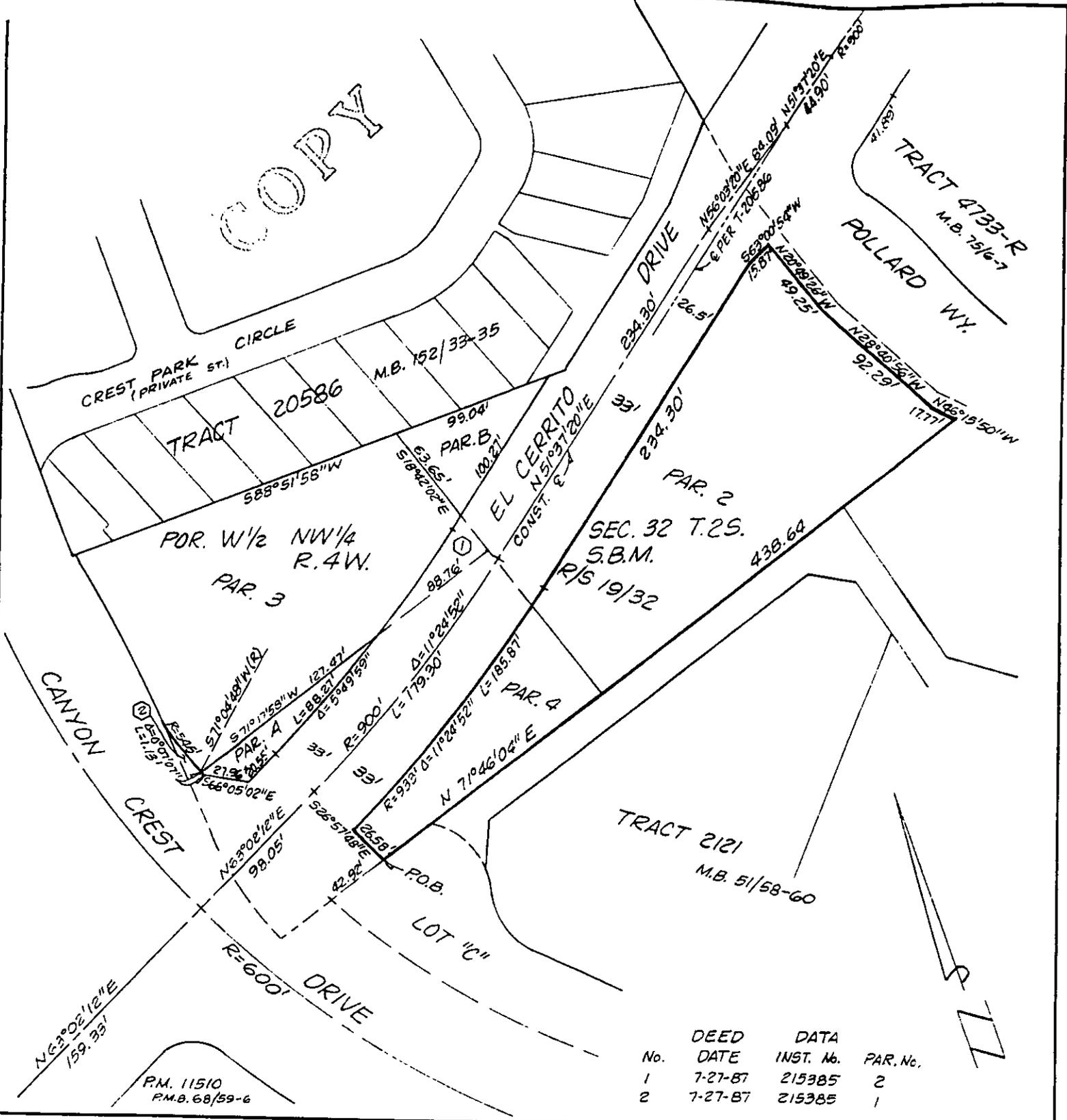
() Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:

PATEL1.GD/b

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COPY



No.	DEED DATE	DATA INST. No.	PAR. No.
1	7-27-87	215385	2
2	7-27-87	215385	1

P.M. 11510
R.M.B. 68/59-6

• 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

12/24-7

SCALE: 1" = N.T.S.

DRAWN BY Kgs DATE 8/4/92

SUBJECT EL CERRITO DRIVE

984