

159829

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 RECORDING
Min. Past 3 o'clock P.M.

JUN 5 1987
Recorded in Official Records
of Riverside County, California
William E. Stoney
RECORDER
Fee \$

FOR RECORDER'S OFFICE USE ONLY

Project: 4420 Mobley Avenue
Bldg. Permit

1001

GRANT DEED

VICTOR LEON and OLGA LEON, husband and wife 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 Lot "JJ" (Mobley Avenue) of Tract No. 2 of La Sierra Heights, as shown by map on file in Book 7, Page 66 of Maps, records of said Riverside County, described as follows:

COMMENCING at a point in the southerly line of Lot 47 of El Rincon, as shown by map on file in Book 11, Page 85 of Maps, records of said Riverside County, distant thereon North 78° 54' 24" West, 130.04 feet from the northeast corner of Lot 53 of said map of El Rincon; said point also being the southeast corner of Parcel 1 conveyed to Victor Leon, et ux., by Executor's Deed recorded May 1, 1986, as Instrument No. 100147 of Official Records of said Riverside County;

THENCE North 11° 05' 06" East, along the easterly line of said Parcel 1, a distance of 132.43 feet to the northeasterly line of said Lot 47;

THENCE North 34° 20' 00" West, along said northeasterly line 15.00 feet to the northwesterly line of said Parcel 1;

THENCE North 55° 40' 00" East, along said northwesterly line 7.00 feet to a line which is parallel with and distant 33.00 feet southwesterly as measured at right angle from the centerline of said Mobley Avenue, and to the TRUE POINT OF BEGINNING;

THENCE continuing North 55° 40' 00" East, along said northwesterly line 3.00 feet to the most northerly corner of said Parcel 1;

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THENCE South 34° 20' 00" East, along said northeasterly line and along the northeasterly line of Parcel 2 of that certain parcel of land conveyed to Victor Leon, et ux., by said Executor's Deed recorded May 1, 1986, a distance of 71.14 feet to the most easterly corner of said Parcel 2;

THENCE South 55° 40' 00" West, along the southeasterly line of said Parcel 2, a distance of 3.00 feet to said parallel line;

THENCE North 34° 20' 00" West, along said parallel line 71.14 feet to said POINT OF BEGINNING.

Area - 213.4 feet, more or less.

DESCRIPTION APPROVAL 5/14/87
George P. Hutchinson by [Signature]
SURVEYOR, CITY OF RIVERSIDE

Dated MAY 27, 1987

[Signature]
VICTOR LEON

APPROVED AS TO FORM
Robert A. James 5/29
ASST. CITY ATTORNEY

[Signature]
OLGA LEON

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 5/5/87

[Signature]
Title Property Services Manager

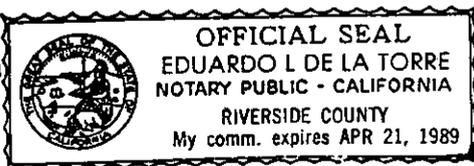
STATE OF CALIFORNIA
COUNTY OF Riverside } ss.

On this 27th day of May, in the year 1987, before me, the undersigned, a Notary Public in and for said State, personally appeared Victor V. Leon and Olga L. Leon, Husband and wife,

_____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person s whose name are subscribed to the within instrument, and acknowledged to me that t he y executed it.

WITNESS my hand and official seal.

[Signature]
Notary Public in and for said State.

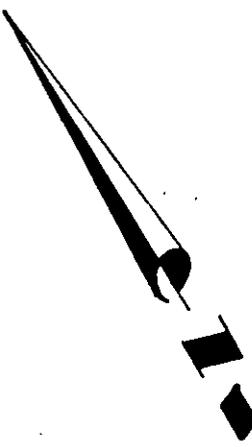


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MOBLEY AVENUE

$N 55^{\circ} 40' 00'' E$
 POINT OF BEGINNING $N 55^{\circ} 40' 00'' E$
 $3.00'$
 $7.00'$
 $3.34^{\circ} 20' 00'' E$
 $71.14'$
 $N 34^{\circ} 20' 00'' W$
 $71.14'$
 $S 55^{\circ} 40' 00'' W$
 $300'$



$N 34^{\circ} 20' 00'' W$
 $15.00'$

PAR II

PAR I

EL RINCON
MB 11/85-86

$N 17^{\circ} 05' 06'' E$
 $132.43'$

LOT 47

$N 78^{\circ} 54' 24'' W$
 $130.04'$
NORTHEAST CORNER LOT 53

MOST S'LY CORNER LOT 47

POINT OF COMMENCEMENT

LOT 53

INDICATES PARCEL
 CONVEYED TO VICTOR
 LEON et ux BY EXECUTOR'S
 DEED REC. MAY 1ST 1986
 AS INST. NO. 100147, O.R.
 RIV. CO. CA.

C/B 6/23-1

• 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	86-9375 (P)
SCALE: 1" = 30'	DRAWN BY AT DATE 3/24/87	SUBJECT 4420 MOBLEY AVE., BLDG. PERMIT