

FIDELITY NATIONAL TITLE INSURANCE COMPANY

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 RECORD
AT 8:30 O'CLOCK A.M.
At Request of
FIDELITY NAT'L TITLE COMPANY

AUG 21 1990

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$

310163

FOR RECORDER'S OFFICE USE ONLY

Project: CALIFORNIA AVENUE EXTENSION
7688 Bolton Avenue

12772

GRANT DEED

RICHARD J. STEDMAN and DOLORES STEDMAN, 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 1 in Block 56 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:

BEGINNING at the most northerly corner of said Lot 1;

THENCE South 21° 47' 00" West, along the westerly line of said Lot 1, a distance of 104.96 feet to the beginning of a non-tangent curve concaving southeasterly and having a radius of 641.00 feet; the radial line to the beginning of said curve bears North 55° 59' 21" West;

THENCE northeasterly along said curve through a central angle of 5° 17' 52" an arc length of 59.27 feet to a point of compound curvature with a curve concaving southeasterly and having a radius of 41.50 feet; the radial line to said point of compound curvature bears North 50° 41' 29" West;

THENCE northeasterly along said last mentioned curve through a central angle of 56° 39' 47" an arc length of 41.04 feet to a point which lies 8.00 feet southwesterly, as measured at right angles, from the northeasterly line of said Lot 1;

THENCE South 75° 34' 54" East, a distance of 20.69 feet to said northeasterly line of Lot 1;

99552-HWA

THENCE North 52° 50' 05" West, along said northeasterly line of Lot 1, a distance of 66.37 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM that parcel conveyed to the County of Riverside for road purposes by Grant Deed recorded April 12, 1949, in Book 1067, Page 385, et. seq., Official Records of said Riverside County, described as follows:

BEGINNING at the most northerly corner of said Lot 1;

THENCE South 21° 47' 00" West, along the westerly line of said Lot 1, a distance of 32.81 feet (formerly recorded as 32.83 feet) to a point of cusp with a tangent curve concaving southeasterly having a radius of 25.00 feet and being the most southerly corner of said parcel;

THENCE northeasterly along said last mentioned curve through a central angle of 105° 22' 55" an arc length of 45.98 feet to the northeasterly line of said Lot 1 and the most easterly corner of said parcel;

THENCE North 52° 50' 05" West, along said northeasterly line of Lot 1, a distance of 32.81 feet (formerly recorded as 32.83 feet) to the POINT OF BEGINNING.

Area - 1541.7 square feet.

Dated JUNE 28, 1990

Richard J. Stedman
RICHARD J. STEDMAN

Dolores Stedman
DOLORES STEDMAN

DESCRIPTION APPROVAL 6/19/90
George P. Hutchinson by RGF
SURVEYOR, CITY OF RIVERSIDE

APPROVED AS TO FORM
Louis Wood
CITY CLERK



WITNESS:
Richard H. Audrey

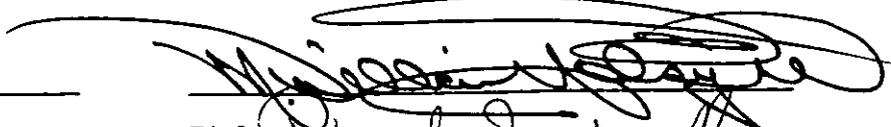
CONSENT TO RECORDATION

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.

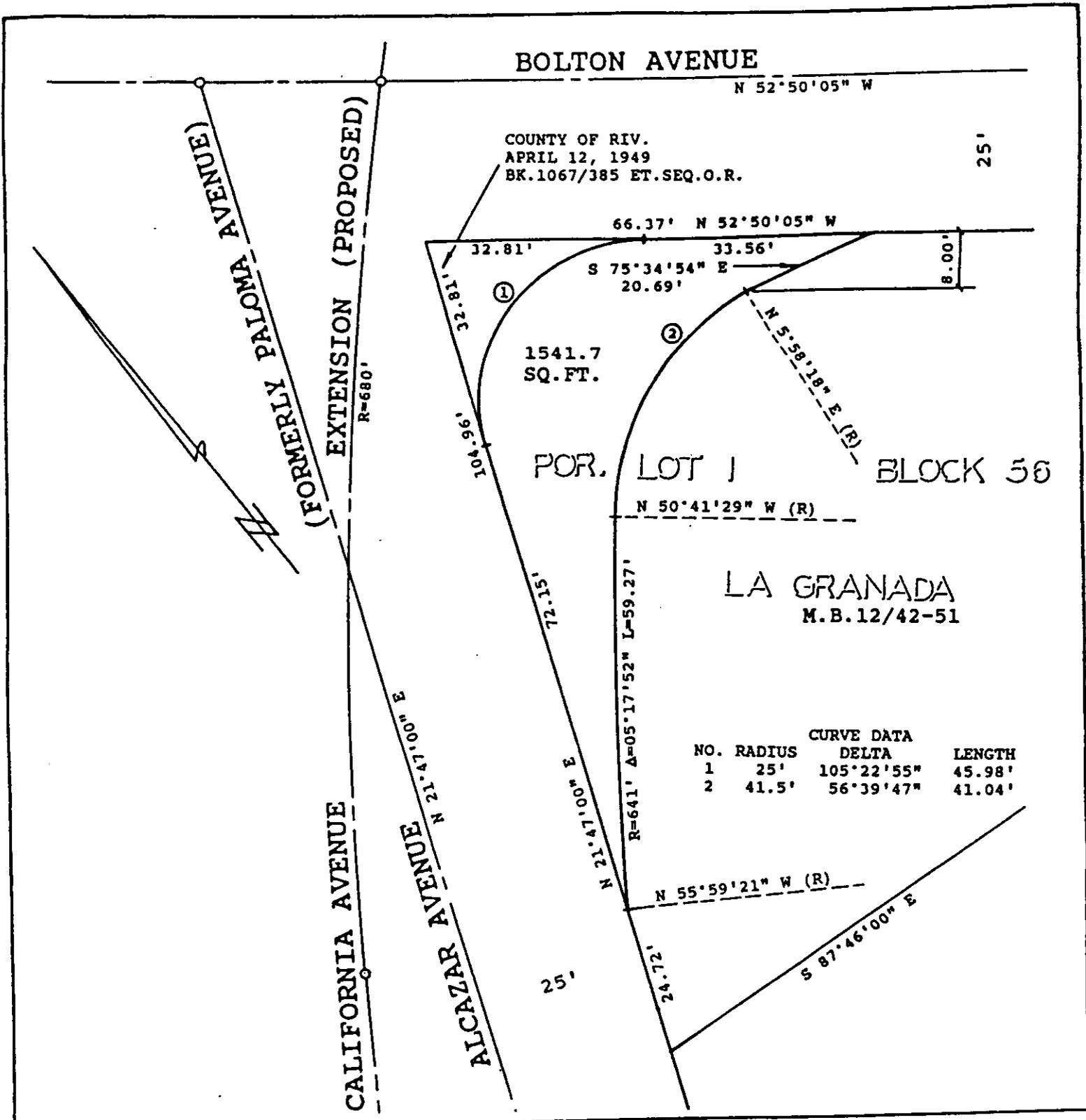
Dated

8/7/90

Title


Property Services Manager

1005u/w
06/19/90



• 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

6/17-2

SCALE 1" = 20'

DRAWN BY RGF DATE 3/9/90

SUBJECT CALIFORNIA AVENUE EXTENSION