

OLD REPUBLIC TITLE
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 2:00 O'CLOCK

JUL 14 1994

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$



FOR RECORDER'S OFFICE USE ONLY

Project: California Avenue Extension
A.P.N. 145-103-021
TRA 009-020

10735

GRANT DEED

THEO F. A. SMIT and SHARON A. SMIT, 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:

The westerly 100 feet of Lots 12 and 13 in Block 45 of La Granada, as shown
by map on file in Book 12, Pages 42 through 51 of Maps, records of Riverside
County, California; said westerly 100 feet measured on the southerly line of
said Lot 13;

EXCEPTING THEREFROM that portion of said Lot 12, as described in Grant
Deed to the City of Riverside, recorded August 14, 1981, as Instrument No.
155368 of Official Records of said Riverside County; said portion of Lot 12 as
described in said Grant Deed being more particularly described as follows:

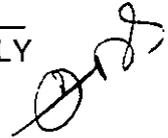
BEGINNING at the northwesterly corner of said Lot 12;

THENCE South 3°35'30" East (described as South 3°33'03" East in said

1164-1

282873

2



deed), along the westerly line of said Lot 12, a distance of 38.39 feet to a line which is parallel with and distant 63.00 feet southerly, as measured at right angles, from the centerline of Tomlinson Avenue;

THENCE South 85°24'00" East (described as South 85°21'33" East in said deed), along said parallel line, 28.37 feet to the beginning of a tangent curve with a radius of 724.00 feet and concaving northerly;

THENCE easterly along said curve an arc length of 72.27 feet through a central angle of 5°43'09" to the easterly line of the westerly 100 feet of said Lot 12; said westerly 100 feet being measured along the southerly line of said Lot 12;

THENCE North 3°35'30" West (described as North 3°33'03" West in said deed), along said easterly line, 34.75 feet to the northerly line of said Lot 12;

THENCE North 85°24'00" West (described as North 85°21'33" West in said deed), along said northerly line, 101.03 feet to the POINT OF BEGINNING.

Area - 17,855.6 square feet.

Dated 9-july 94

Theo F. A. Smit
THEO F. A. SMIT

Sharon A. Smit
SHARON A. SMIT

DESCRIPTION APPROVAL 4/25/94
P.C. Kraisosky by Kap
SURVEYOR, CITY OF RIVERSIDE

William A. Peterson
WITNESS: WILLIAM A. PETERSON



GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

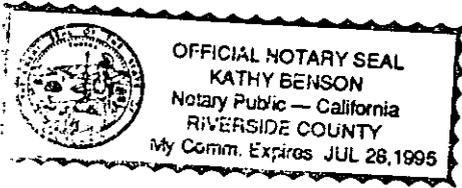
On July 9, 1994, before me Kathy Benson
(date) (name)

a Notary Public in and for said State, personally appeared

Theo F.A. Smit and Sharon A. Smit

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.

Kathy Benson
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

Title _____

Title _____

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

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

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

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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

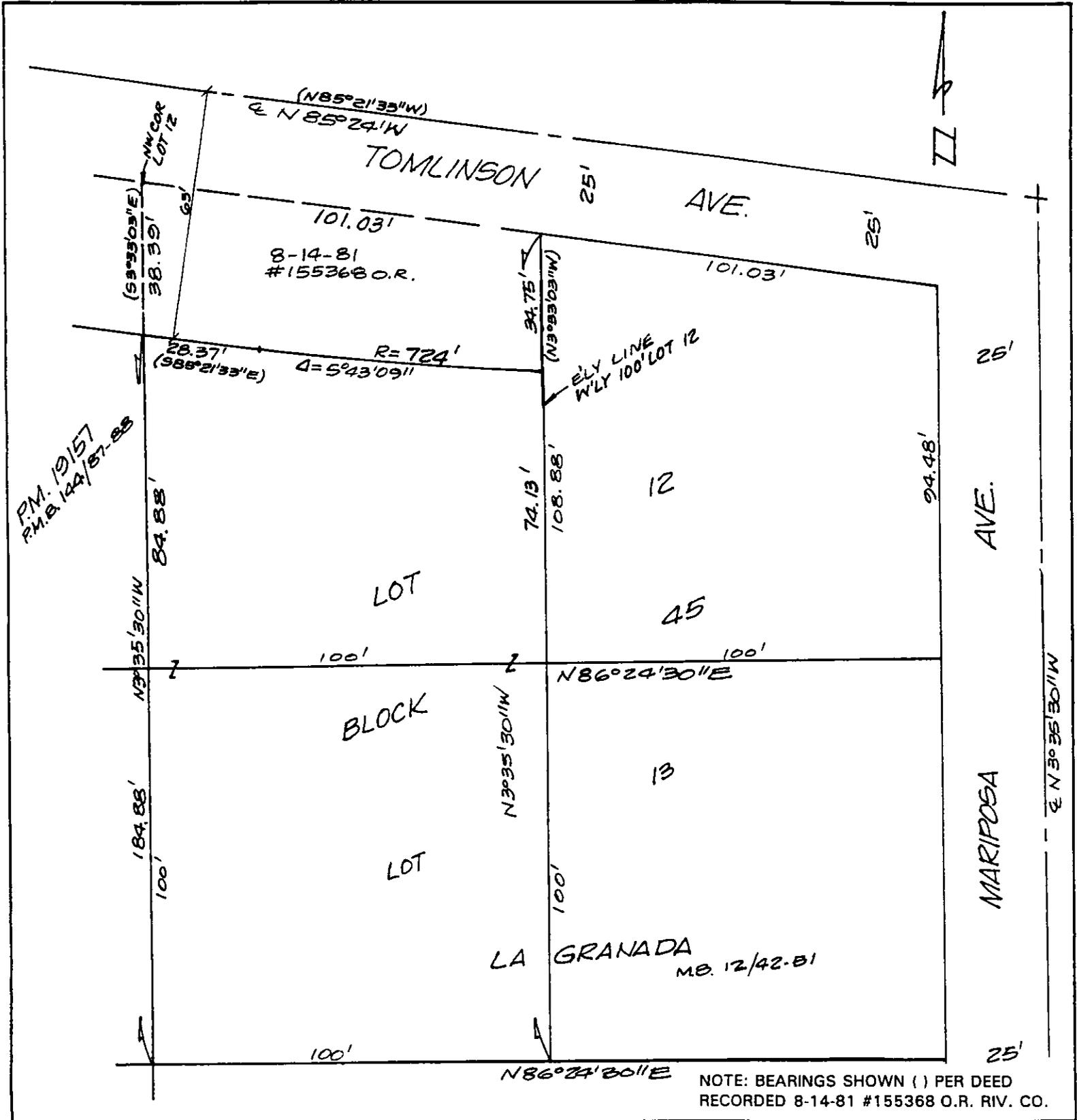
Dated 7/12/94 _____

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

CALSMIT.DED

APPROVED AS TO FORM

[Signature]
ASST. 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 1

6/24-4

SCALE: 1" = 20'

DRAWN BY KGP DATE 4/8/24

SUBJECT CALIFORNIA AVENUE EXTENSION

13725