

24960

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)

Project: 11316 Cypress Avenue
Building Permit

FOR RECORDER'S OFFICE USE ONLY

11005

GRANT DEED

DIVINE WORD SEMINARY OF THE DIVINE WORD MISSIONARIES OF THE SOCIETY OF THE DIVINE WORD AT RIVERSIDE, CALIFORNIA, a corporation, Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does 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 the west one-half of Section 3, Township 3 South, Range 6 West of the Rancho La Sierra, as shown by map of file in Book 6, Page 70 of Maps, records of said Riverside County, together with a portion of Lot 7 of Golden Terrace, as shown by map on file in Book 11, Page 83 of Maps, records of said Riverside County, described as follows:

BEGINNING at the northeasterly corner of said Lot 7;

THENCE South 79° 02' 18" West, along the northerly line of said Lot a distance of 13.07 feet to a line which is parallel with and distant 13.00 feet westerly as measured at right angle from the easterly line of said Lot;

THENCE South 16° 54' 38" East, along said parallel line 495.86 feet to the beginning of a tangent curve with a radius of 76.00 feet and concaving westerly;

THENCE southerly along said curve an arc length of 64.25 feet, through a central angle of 48° 26' 18" to a tangent line;

THENCE South 31° 31' 40" West, along said tangent line 21.73 feet to the beginning of a tangent curve with a radius of 48.00 feet and concaving easterly;

RECEIVED FOR RECO:
Min. Past 2 o'clock

JAN 31 1986

Recorded in Official Records
of Riverside County, California
William E. Smith
RECORDER
Fees \$

24960

THENCE southwesterly to the right along said curve an arc length of 114.35 feet, through a central angle of 136° 30' 00" to the westerly boundary of Tract No. 9655, as shown by map on file in Book 141, Page 2 of Maps, records of said Riverside County;

THENCE North 08° 33' 00" West, 10.06 feet;

THENCE North 14° 58' 20" West, 51.00 feet to the northwesterly corner of said Tract No. 9655; the preceding two courses being along said westerly boundary at Tract No. 9655;

THENCE North 75° 01' 40" East, along the northerly boundary of said Tract No. 9655 a distance of 41.45 feet to the most southerly corner of Lot A (Alhambra Avenue) of said Golden Terrace;

THENCE North 67° 06' 49" West, along the southwesterly line of said Lot A a distance of 26.03 feet to said easterly line of Lot 7;

THENCE North 16° 54' 38" West, along said easterly line 573.48 feet to the POINT OF BEGINNING.

AREA - 0.28 of an acre.

Dated 1-21-86

DIVINE WORD SEMINARY OF THE DIVINE WORD MISSIONARIES OF THE SOCIETY OF DIVINE WORD AT RIVERSIDE, CALIFORNIA, a corporation

DESCRIPTION APPROVAL
George P. Hutchins
12/14/85
Surveyor

By *Rev. Joseph G. Fuller*

Title VICAR - PRESIDENT

APPROVED AS TO FORM

Kathleen M. Gonzale
SENIOR DEPUTY CITY ATTORNEY

By *Rev. Neil D. Fuller, su*

Title Treasurer

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 1/31/86

William W. [Signature]
Title Property Services Manager

0043X/m - 8861M/k

24960

S 79° 02' 18" W

GOLDEN TERRACE
MB 11/82-83 RIV. CO.

LOT 7

15.07
15'

20'

495.86'

AVENUE

39'

516° 54' 38" E

573.48'

N 16° 54' 38" W

ALHAMBRA



R=76'
L=64.25'
Δ=48° 26' 18"
T=34.19'

THE RANCHO
LA SIERRA
MB 6/70 RIV. CO.
SEC. 3 T. 3 S. R. 6 W.

21.75'

531° 31' 40" W

N 67° 06' 49" W

26.03'

CYPRESS AVE

N 75° 01' 40" E

R=48'
L=114.35'
Δ=73° 36' 30" W

10.06'

N 14° 58' 20" W

N 68° 50' W

10' PU E. SIDEWALK & TREE
PLANTING EASEMENT

TRACT 9655
MB 141, 1-2 RIV. CO.

• 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

6/13-1

SCALE: 1" = 40'

DRAWN BY GS DATE 12/4/85

SUBJECT 11316 CYPRESS AVE., BLDG. PERMIT