

202424

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92501

RECEIVED FOR RECORD  
DEC 30 1976

15 Min. Past 3 o'clock  
At 1:00 PM of  
City Clerk  
Book 1977 Page 202424  
Recorded in Office of Recorder  
of Riverside County, California  
W.R. DeLoach Recorder  
FEES \$ 0

DOCUMENTARY TRANSFER TAX  
\$ \_\_\_\_\_  None

Signature \_\_\_\_\_  
CITY OF RIVERSIDE

FOR RECORDER'S OFFICE USE ONLY

FREE RECORDING  
This instrument is for the benefit  
of the City of Riverside and is  
entitled to be recorded without  
fee. (Gov. Code 6103)

8822

Project

APPROVED TO FORM

*Barbara P. ...*  
ATTORNEY

GRANT DEED

FRED J. TEUNISSEN and DENA TEUNISSEN, husband and wife,

Grantors,

FOR A 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 the north half of the northeast quarter of  
Section 12, Township 3 South, Range 6 West, San Bernardino  
Meridian, as shown as "not a part of this subdivision" on  
the map of RANCHO LA SIERRA on file in Book 6, Page 70 of  
Maps, records of Riverside County, California, described  
as follows:

BEGINNING at the intersection of the southeast line of  
Challen Avenue as said street is shown on the map of Tract  
No. 4146 recorded in Book 68 of Maps, at Page 45 through 48  
inclusive thereof, records of Riverside County, California, with  
the east line of that certain parcel of land conveyed to  
Fred J. Teunissen and Dena Teunissen, husband and wife, as  
Parcel 1 by deed recorded June 29, 1944, as Instrument No.  
2744, records of said County;

THENCE South 00° 15' 09" West (recorded South 00° 17' West),  
along said east line of Parcel 1, a distance of 144.82 feet  
to the south line of Michael Kreig's property as shown by  
Record of Survey on file in Book 5, Page 15 of Records of  
Survey, records of said County; said point being the northeast  
corner of that certain parcel conveyed to the City of Riverside,  
et al by deed recorded September 26, 1916 as Instrument No. 49,  
records of said County;

THENCE South 89° 53' 39" West, along the north line of said  
parcel conveyed to the City, a distance of 243.66 feet to  
the beginning of a non-tangent curve, concave to the south,  
having a radius of 237.68 feet, the radial line at said point  
bears North 54° 16' 03" East;

THENCE westerly along said curve, to the left through a  
central angle of 51° 33' 09", an arc distance of 213.86 feet  
to the end thereof, the radial line at said point bears  
North C2° 42' 54" East;

THENCE North 00° 22' 30" West, a distance of 12.80 feet to a  
point in the said south line of Challen Avenue;

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THENCE North 89° 37' 30" East along said south line of Challen Avenue, a distance of 284.23 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 340.25 feet (recorded 340.00 feet);

THENCE along said curve, to the left, thru a central angle of 24° 40' 30" an arc distance of 146.53 feet to a point on said curve, the radial line at said point bears South 25° 03' 00" East, said point being also the Point of Beginning.

Contains 37730.1 sq. ft. or .87 Acres.

DESCRIPTION APPROVAL  
by George J. Hutchins 12/76 by .....  
Surveyor

Dated 12-1-1976

Fred J. Teunissen  
FRED J. TEUNISSEN

Dena Teunissen  
DENA TEUNISSEN

Witness:  
Ronald W. Braley

STATE OF CALIFORNIA, ) ss.  
COUNTY OF RIVERSIDE )

ON December 2, 1976,  
before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_  
Ronald W. Braley  
personally known to me to be the person whose name is subscribed to the within Instrument, as a Witness  
thereto, who being by me duly sworn, deposes and says:  
That he resides in Riverside County  
and that he was present and saw Fred J. Teunissen and  
Dena Teunissen  
personally known to him to be the same person s described in and whose name s subscribed  
to the within and annexed Instrument as the Parties thereto, execute and deliver the  
same, and they acknowledged to said affiant that they executed the same;  
and that said affiant subscribed his name thereto as a Witness.  
WITNESS my hand and official seal.

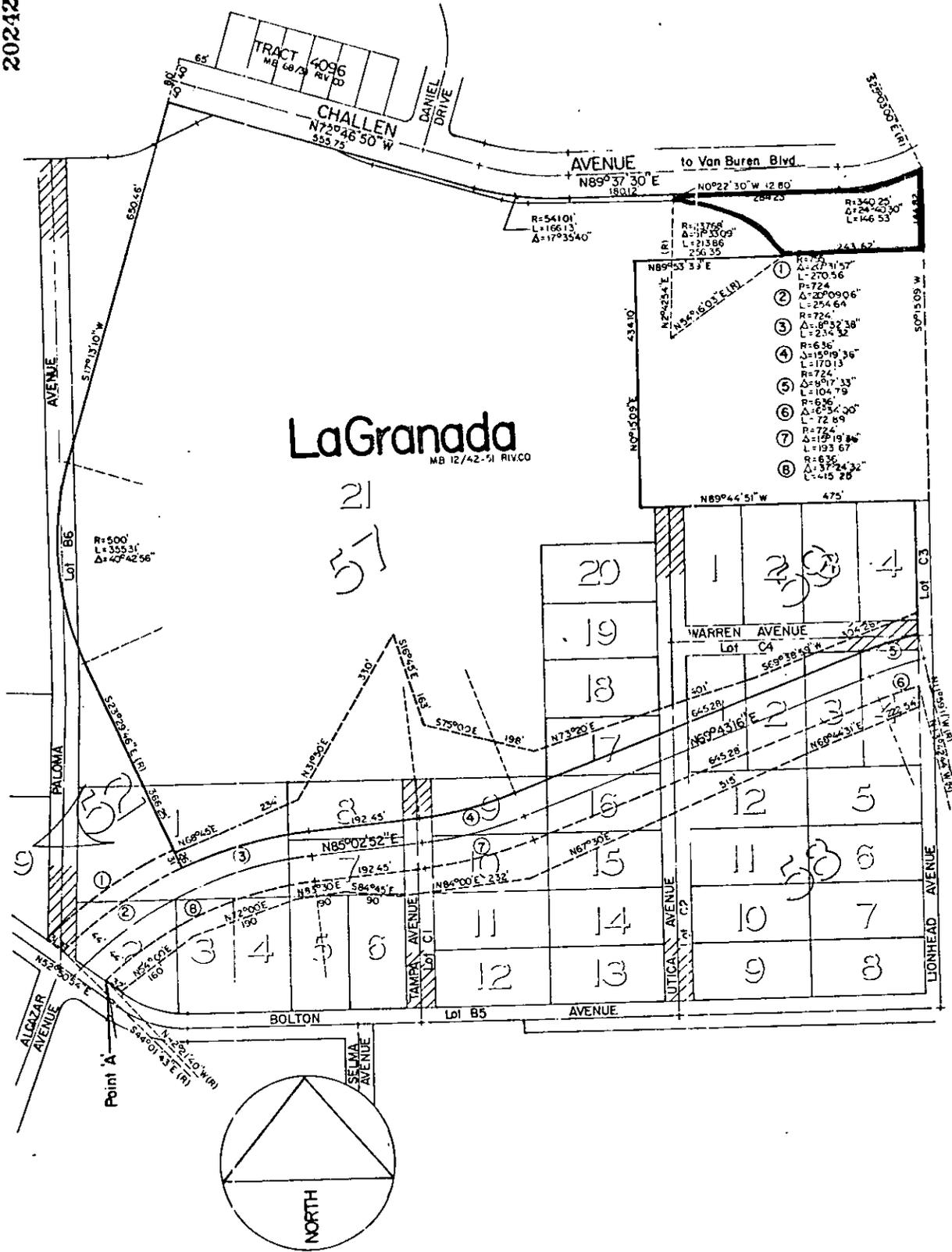
Karen E. Oakley  
KAREN E. OAKLEY  
NAME (TYPED OR PRINTED)  
Notary Public in and for said State.

OFFICIAL SEAL  
KAREN E. OAKLEY  
NOTARY PUBLIC CALIFORNIA  
PRINCIPAL OFFICE IN  
RIVERSIDE COUNTY  
My Commission Expires Dec. 19, 1977

ACKNOWLEDGMENT—Witness—Wolcotts Form 252—Rev. 3-64

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<b>CITY OF RIVERSIDE, CALIFORNIA</b>		
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCELS DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.		SHEET 1 OF 1
SCALE 1" = 200'	PREPARED BY J.V. LOTT 6-11-76	SUBJECT <b>8822</b>