

230723

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  
\$5 Min. Part of Block M  
At Request of  
City of Riverside  
Book 1979, Page 230723  
OCT 29 1979

Recorded in Official Records  
of Riverside County, California  
D. D. Sullivan Recorder  
FEES \$

43

FOR RECORDER'S OFFICE USE ONLY

Project: 12321 Magnolia Avenue  
Building Permit

5690

GRANT DEED

BUCHANAN ASSOCIATES, a partnership

Grantor,

FOR A 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:

All those portions of Lot 16 in Block 53 as shown by map entitled "Map of Subdivision of Blocks 52, 53, 55 and 56 not recorded on the map of the Riverside Land & Irrigating Co." recorded in Book 1 of Maps, at Page 44 thereof, records of said Riverside County, more particularly described as follows:

PARCEL 1

BEGINNING at a point in the northeasterly line of said Lot 16, distant N 34°18'15" W, 160 feet from the most easterly corner of said Lot;

THENCE S 55° 41' 45" W, 4.00 feet to a line which is parallel with and distant 4.00 feet southwesterly, as measured at right angle, from said northeasterly line;

THENCE N 34° 18' 15" W, along said parallel line 57.74 feet to a line which is parallel with and distant 15.00 feet southeasterly, as measured at right angle, from the southeasterly line of Parcel 1060-2A of Record of Survey, on file in Book 31 of Record of Surveys at Page 90 thereof, records of said Riverside County;

THENCE N 38° 09' 00" E, along said parallel line 4.19 feet to said northeasterly line of Lot 16;

THENCE S 34° 18' 15" E, along said northeasterly line a distance of 59.01 feet to the point of beginning.

Area - 233.46 square feet

PARCEL 2

The southeasterly 11.00 feet of the southwesterly 375.17 feet of the northeasterly 455.17 feet of said Lot 16.

Area - 0.095 of an acre.

DESCRIPTION APPROVAL  
By *George P. Hutchinson* 10/23/79  
Surveyor

5690

Dated October 23, 1979

SEE SIGNATURES BELOW  
BUCHANAN ASSOCIATES, a partnership

230723

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by this instrument to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 as Irst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the under-signed.

DATED Oct. 24, 1979

[Signature]  
PROPERTY SERVICES MANAGER

PW/3M/Cp

APPROVED AS TO FORM

[Signature]  
SENIOR DEPUTY CITY ATTORNEY

BUCHANAN ASSOCIATES, A Partnership

BY: [Signature]  
Robert F. Ingold, Jr., Partner  
[Signature]  
Wilbur V. Mills, Partner  
[Signature]  
Robert W. Morton, Partner

STATE OF CALIFORNIA }  
COUNTY OF ORANGE }

On October 23, 1979, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert F. Ingold, Jr., Wilbur V. Mills and Robert W. Morton

known to me to be all of the partners of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.

Signature [Signature]

Teresa L. Casillas

Name: (Typed or Printed)

OFFICIAL SEAL  
TERESA L. CASILLAS  
NOTARY PUBLIC - CALIFORNIA  
PRINCIPAL OFFICE IN  
ORANGE COUNTY  
My Commission Expires March 15, 1980

(This area for official notarial seal)

230723

Form 3000—(Partnership) First American Title Company

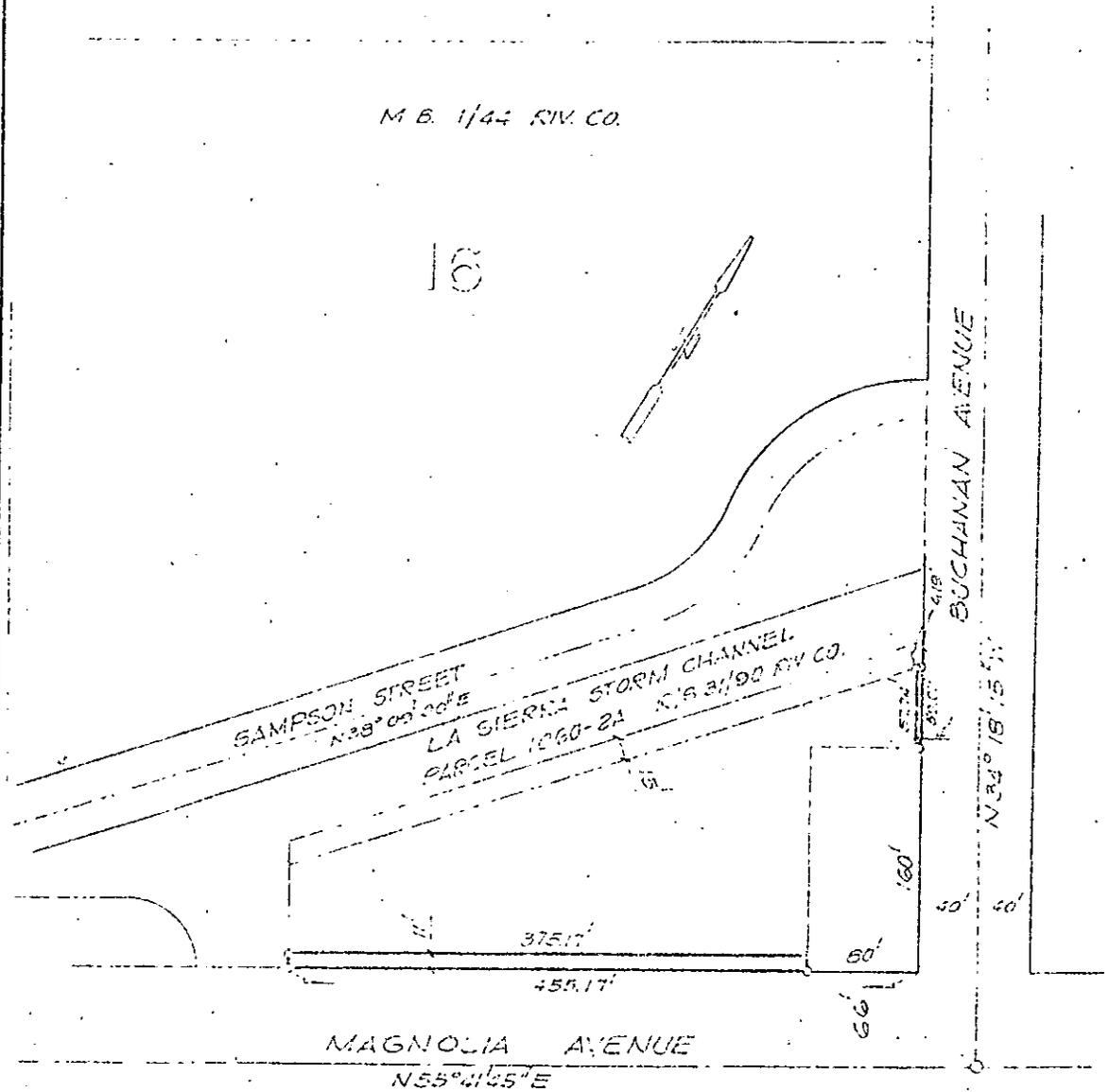
230723

(9)

BLOCK 53

M. B. 1/42 RIV. CO.

16



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

SCALE: 1" = 100'

DRAWN BY GS DATE 10/23/73

SUBJECT 12351 MAGNOLIA AVE. BLDG. PERMIT

9690