

When recorded mail

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

4365

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 request of
Div. City Clerk
Book 1981, Page 4365

JAN 9 1981

Recorded in Official Records
of Riverside County, California

D. J. Salomon Recorder

FOR RECORDER'S OFFICE USE ONLY

Project: 2508-22-36 Kansas Avenue
Building Permit

10001

GRANT DEED

CHARLES D. HULEN and CATHERINE HULEN, husband and wife, as to an undivided 1/3 interest;
JAFATTE E. RUSSELL and JOYCE RUSSELL, husband and wife as to an undivided 1/3 interest;
and JAMES W. RUSSELL and OLA MAE RUSSELL, husband and wife as to an undivided 1/3 interest. 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:

All that portion of Lots 20, 21 and 22 of The Marie Tract, as shown by map on file in Book 6, Page 93 of Record of Surveys, records of said Riverside County, more particularly described as follows:

BEGINNING at the southwest corner of said Lot 20;

THENCE North 89° 17' 00" East, along the south line of said Lot 20 a distance of 147.00 feet to the southeast corner of said Lot 20;

THENCE North, along the east line of said Lot 20 a distance of 13.00 feet to a line which is parallel with and distant 13.00 feet north as measured at right angle from the south line of said Lot 20;

THENCE South 89° 17' 00" West, along said parallel line 118.37 feet to the beginning of a non-tangent curve with a radius of 39.50 feet and concaving northeasterly; the radial line at said beginning of said non-tangent curve bears South 25° 17' 32" West;

THENCE Northwesterly, along said curve an arc length of 24.52 feet, thru a central angle of 35° 34' 00" to a line which is parallel with and distant 11.00 feet east as measured at right angle from the west line of said Lots;

THENCE North, along said parallel line 103.98 feet to the north line of said Lot 22;

THENCE South 89° 17' 00" West, along said north line 11.00 feet to the northwest corner of said Lot 22;

THENCE South, along said west line of Lots 22, 21 and 20 a distance of 133.68 feet to the point of beginning.

Area - 0.08 of an acre.

DESCRIPTION APPROVAL
George P. Hutchins
7/10/80

[Signature]

4365

Dated

12/11/80

Charles D. Hulen

CHARLES D. HULEN

Catherine Hulen

CATHERINE HULEN

Jafattie E. Russell

JAFATIE E. RUSSELL

Joyce Russell

JOYCE RUSSELL

James W. Russell

JAMES W. RUSSELL

Ola Mae Russell

OLA MAE RUSSELL

[Signature]
APPOINTED BY THE CLERK

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 Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

ated January 9 - 1981

[Signature]
Property Services Manager

4365

KANSAS AVENUE NORTH

589°17'W

22

PROPOSED CURB & GUTTER

32'
33'

133.68'

103.98'

MARIE TRACT
RECORD OF SURVEY 6, '93
RIV. CO.

21

560°5'52" (C)
525°1'32" (C)

R=39.50'
Δ=35°34'00"
L=24.52'

20

118.37'

127'

ROBERTA STREET

189°17'E

• 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" = 20'

DRAWN BY GS DATE 12/9/50

SUBJECT 2509 KANSAS AVE., PLOG. PERMIT

10001