

When recorded mail to
City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

131038

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
MAY 1 10 30 AM
Request of
City Clerk
Book 1981, Page 131038

JUL 1 0 1981

Recorded in Official Records
of Riverside County, California
D. J. S. Recorder
FELS

FOR RECORDER'S OFFICE USE ONLY

Project: Zoning Case R-58-723
SW cor. Van Buren Blvd.
& Challen Avenue

GRANT DEED

1. 1. 1981

A TO Z PRINTING COMPANY, a California corporation,

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:

That portion of Lot 9 in Block 10 of the Lands of the River-
side Land and Irrigating Company, as shown by map on file
in Book 1, Page 70 of Maps, records of San Bernardino
County, California, described as follows:

BEGINNING at the intersection of the southwesterly line
of Van Buren Boulevard (formerly Van Buren Street) with the
southeasterly line of Challen Avenue as said streets are
shown by map on file in Book 20, Page 66 of Records of
Survey, records of Riverside County, California;

THENCE South 55° 23' 10" West, along said southeasterly line
of Challen Avenue, being also along the southeasterly line
of that certain parcel of land conveyed to the City of
Riverside by deed recorded December 6, 1956, in Book 2008,
Page 299 et. seq. of Official Records of said Riverside
County, a distance of 44.71 feet to the beginning of a
curve concave to the south and having a radius of 34.50
feet; said curve being tangent to said southeasterly line
of Challen Avenue;

THENCE Northeasterly, Easterly, and Southeasterly, along said
curve, an arc length of 35.60 feet thru a central angle of
59° 06' 50" to a line which is parallel with and distant
55.00 feet southwesterly, as measured at right angle, from
the centerline of said Van Buren Boulevard as shown by said
Record of Survey;

THENCE South 34° 16' 02" East, along said parallel line,
183.79 feet to the southeasterly line of that certain parcel
of land conveyed to A to Z Printing Company, a California
corporation, by deed recorded June 22, 1973, as Instrument
No. 81996 of Official Records of said Riverside County;

THENCE North 55° 44' 49" East, along said southeasterly line,
15.00 feet to said southwesterly line of Van Buren Boulevard;

THENCE North 34° 16' 02" West, along said southwesterly line,
200.67 feet to said Point of Beginning.

Area - 3,155 square feet.

DESCRIPTION/ APPROVAL
George H. Hatchman 8/23/81

131038

Dated 29 June 1981

APPROVED AS TO FORM
Ronald M. Christensen
DEPUTY CITY ATTORNEY

A TO Z PRINTING COMPANY,
a California corporation,

By Benj. Adley, Pres.

By _____

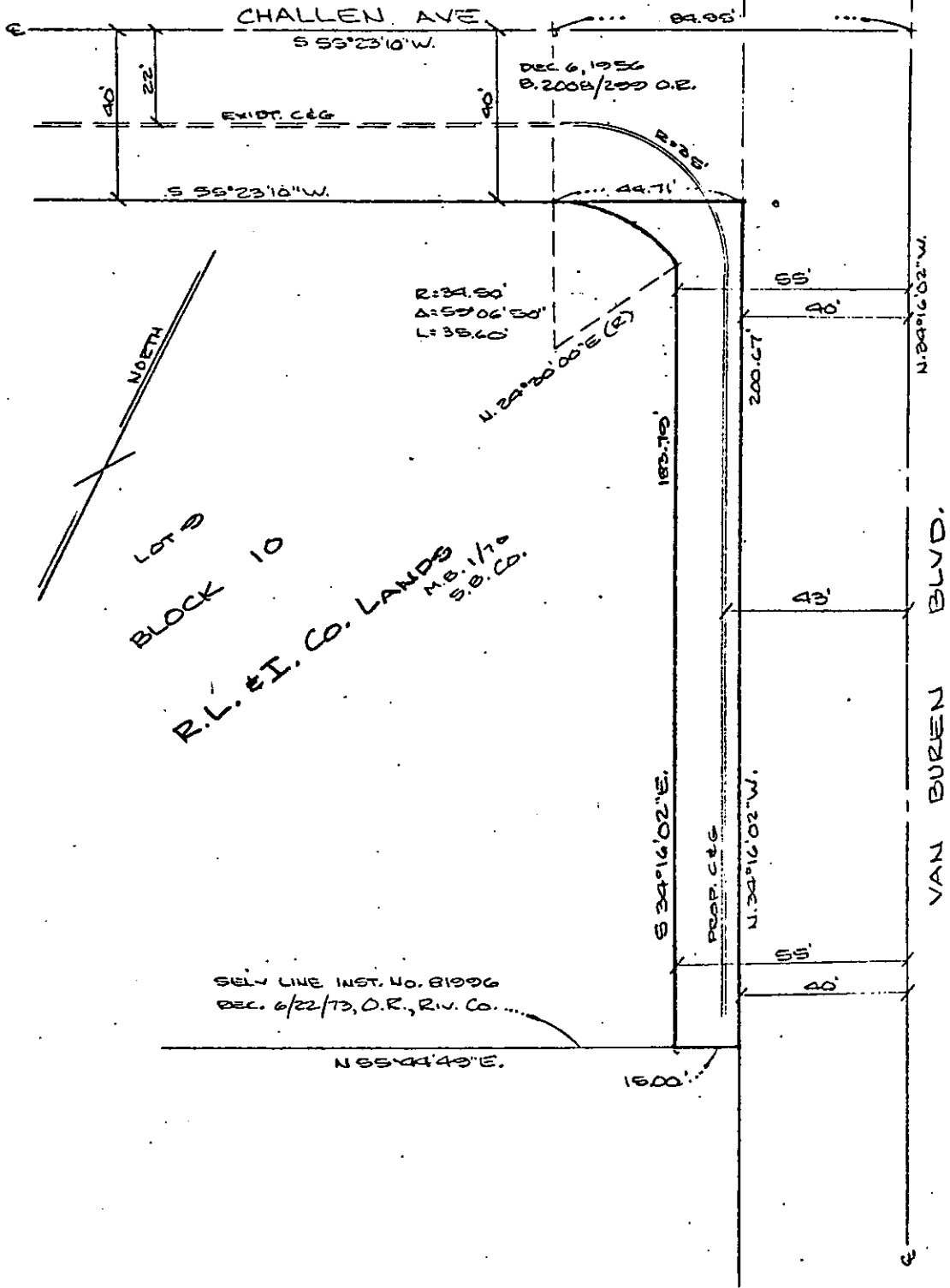
CONSENT TO RECORDATION

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.

Dated 7-10-81

W. M. Rice
Property Services Manager

131038



REF: R-1835 R/W SHEET 3

• 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 WF DATE 3/21/80	SUBJECT R-28-723

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