

88083

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
30 Min. Past 2 o'clock P.M.
At Request of
City Clerk
Book 1982, Page 88083

MAY 2 1982

Recorded in Official Records
of Riverside County, California
[Signature]
Acting Recorder
FEES \$

FOR RECORDER'S OFFICE USE ONLY

Project: Zoning Case C-25-790
8045 California Ave.

GRANT DEED

10325

BETHEL CHAPEL CORPORATION OF RIVERSIDE, CALIFORNIA

Grantor

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
do es 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 3 of California Groves as shown by map on file
in Book 25, page 97 of Maps, records of Riverside County, California,
together with that portion of Lot 15 in Block 6 of the Lands of the
Riverside Land and Irrigating Co., 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 Southerly corner of said Lot 3;

Thence N. 33° 59' 17" W., along the southwesterly line of said
Lot 3, a distance of 14.67 feet to a point in a non-tangent curve
concave northeasterly and having a radius of 39.50 feet; the radial
line to said point bears S. 18° 54' 04" W.;

Thence Southeasterly, along said curve, an arc length of 16.38 feet
thru a central angle of 23° 45' 32" to a line which is parallel with
and distant 4.00 feet northwesterly, as measured at right angle,
from the northwesterly line of California Avenue as shown on said
map of California Groves;

Thence N. 56° 00' 00" E., along said parallel line, 243.82 feet to
a point in a non-tangent curve concave to the northwest and having
a radius of 39.50 feet; the radial line to said point bears S. 63°
08' 28" E.;

Thence Northeasterly, along said curve, an arc length of 16.36 feet
thru a central angle of 23° 44' 04" to the southwesterly line of
St. George Place as shown on said map of California Groves;

Thence S. 33° 59' 17" E., along said southwesterly line, 14.66 feet
to said northwesterly line of California Avenue;

Thence S. 56° 00' 00" W., along said northwesterly line, 268.35 feet
to said Point of Beginning.

Area: 1,185.6 sq. feet.

DESCRIPTION APPROVAL
George P. Hutchinson 5/4/82 by *WJF*

10325

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LS

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

ss.

ON THE SEVENTH DAY OF MAY, 19 82

before me, the undersigned, a Notary Public in and for said State, personally appeared ROBERT S. IRVINE

known to me to be the PRESIDENT

of the BETHEL CHAPEL CORPORATION

the Corporation that executed the within Instrument, known to me to be the person who executed the within Instrument, on behalf of the Corporation, therein named, and acknowledged to me that such Corporation executed the same.

WITNESS my hand and official seal.



Laura K. Guzman
Notary Public in and for said State.

ACKNOWLEDGMENT—Corporation—Wolcotts Form 222—Rev. 3-64

BETHEL CHAPEL CORPORATION OF RIVERSIDE, CALIFORNIA

Dated 5-7-82

By *Robert S. Irvine*

By *President Bethel Chapel Corp.*

APPROVED AS TO FORM

Clarice Turner
ASST. CITY ATTORNEY

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by this instrument dated 5-7-82 from Bethel Chapel Corporation of

Riverside California
for Cor Lot 31 California Acres Blk 25 Pg 92 of Maps Rec of Riv

Co 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 January 7, 1982, as Instrument No. 3490 of Official Records of Riverside County, and the grantee hereby consents to recordation of this instrument through the undersigned duly authorized officer.

Dated 5-21-82

R. Tanky 10325
Assistant City Manager

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CALIFORNIA GROVES

M.B. 25/97
R.V. CO.

40

39

33'

33'

3

LOT 18 BLOCK C
R.L. & I. CO. LANDS
M.B. 1/70
S.B. CO.

R=39.50'
Δ=23°45'32"
L=16.38'

R=39.50'
Δ=23°44'04"
L=16.36'

N. 83°59'17" W

S. 33°59'17" E

33'

33'

S. 18°54'04" W

S. 63°58'25" E

14.67'

14.62'

N. 86°00'00" E. 243.82'

S. 56°00'00" W. 268.35'

40'

40'

CALIFORNIA AVE.

N. 86°00'00" E

ST. PAUL PL.

ST. GEORGE PL.

• 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

5/3-A

SCALE: 1" = 30'

DRAWN BY WF DATE 5/3/82

SUBJECT C-25-700

10325