

56613

When recorded mail to

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

RECEIVED FOR RECORD
40 Min. Past 3 o'clock P.M.
At Request of
City Clerk

Book 1983, Page 56613

MAR 25 1983

Recorded in Official Records
of Riverside County, California

William S. Bondy
Recorder
Fees \$ *10557*

FREE RECORDING

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

FOR RECORDER'S OFFICE USE ONLY

Project: Van Buren Boulevard Widening
Parcel 12

GRANT DEED

10557

PHILBIN-VAN BUREN LAND COMPANY, a limited liability partnership,

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:

A strip of land 7.00 feet in width over a portion of the NE 1/2 of the NE 1/2 of the SE 1/4 of Section 1, T. 3 S., R 6 W., S.B.M., more particularly described as follows:

COMMENCING at a point in the east line of said Section 1, distant thereon South 0° 20' 40" West, 862.90 feet from its intersection with the centerline of Philbin Avenue; said point being the northeast corner of the N 1/2 of the SE 1/4 of the NE 1/2 of the SE 1/4 of said Section 1;

THENCE South 89° 40' 40" West, along the north line of said N 1/2 of the SE 1/4 of the NE 1/2 of the SE 1/4 of Section 1 a distance of 40.00 feet to the west line of Van Buren Boulevard and to the true point of beginning;

THENCE continuing South 89° 40' 40" West, along said north line 7.00 feet to a line which is parallel with and distant 47.00 feet west, as measured at right angle, from said east line of Section 1;

THENCE North 0° 20' 40" East, along said parallel line 452.18 feet to the south line of that certain parcel of land conveyed to the Van Buren Land Co., a limited partnership, by deed recorded July 28, 1964, as Instrument No. 91975, of Official Records of said Riverside County;

THENCE North 89° 40' 40" East, along said south line 7.00 feet to said west line of Van Buren Boulevard;

THENCE South 0° 20' 40" West, along said west line 452.18 feet to said true point of beginning.

Area - 3,165.25 square feet.

DESCRIPTION APPROVAL
George P. Hitchcock 7/15/83 by *[Signature]*
Recorder

FAU-M-R093(2)

10557

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State of California)
County of RIVERSIDE) ss

On this 3rd day of December, 1982, before me, the under
signed, a Notary Public in and for said County and State, personally
appeared NIELS T. SORENSEN-----,

known to me to be one of the partners of the Limited Partnership that
executed the within instrument, and acknowledged to me that Limited
Partnership executed the same.

WITNESS my hand and Official Seal.

Shire Campbell
Notary Public in and for said
County and State.



PHILBIN-VAN BUREN LAND COMPANY,
a limited partnership,

Dated December 3rd, 1982

BY: _____
BY: Niels T. Sorensen
GENERAL PARTNER

APPROVED AS TO FORM
Ronald M. Christian
SENIOR DEPUTY CITY ATTORNEY

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by this annexed
instrument dated 12/3/82 from Philbin-Van Buren Land Company

to the City of Riverside, a municipal corporation of the State of California, is
hereby accepted by the undersigned officer on behalf of the City Council of said
City pursuant to authority conferred by Resolution No. 14883 of said City Council
adopted on January 25, 1983, and the grantee consents to the recordation thereof
by its duly authorized officer.

Dated: 3/25/83

Michael H. Sorensen
Property Services Manager

56613

N 89° 40' 40" E 613.34'

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S 00° 21' 02" W 452.18'

POR. OF
SECTION 1
T.3S., R.6W., S.B.M.

REM. 6.37 AC.

12

3,165.25 SQ. FT.

452.18'

N 00° 20' 40" E



VAN BUREN BOULEVARD

7'

40'

N 89° 40' 40" E 613.39'

• 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 7 OF 18

SCALE 1" = 40'

DRAWN BY SK DATE 6 / 13 / 80

SUBJECT VAN BUREN BOULEVARD WIDENING

10557