

When recorded mail to

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

142155

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

Min. Past 2 o'clock
At Request of

City Clerk

Book 1984, Page 142155

JUN 29 1984

Recorded in Official Records
of Riverside County, California

William J. Stanley
Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: 6960 Magnolia Avenue
Building Permit

GRANT DEED

10901

JOSEPH A. DELEDONNE and SHIRLEY P. DELEDONNE, husband and wife, as
community property, 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 those portions of Tibbett's Street (vacated) as shown by
map of Tibbett's Tract, recorded in Book 2, Page 35 of Maps,
records of San Bernardino County, California, and a portion
of Lot 9 in Block 1 of said Tibbett's Tract, more particularly
described as follows:

Parcel 1

COMMENCING at the northeast corner of Lot 13 in Block 1 of
said Tibbett's Tract;

THENCE North 0° 39' 00" West, along the north prolongation of
the east line of said Lot 13 a distance of 15.00 feet to the
north line of the south 15.00 feet of Tibbett's Street;

THENCE South 89° 21' 00" West, along said parallel line 13.02
feet to the beginning of a tangent curve with a radius of 230.00
feet and concaving northeasterly;

THENCE Northwesterly along said curve an arc length of 37.14
feet, thru a central angle of 09° 15' 09" to the north pro-
longation of the west line of said Lot 13;

THENCE South 0° 39' 00" East, along said north prolongation
3.04 feet to the beginning of a non-tangent curve with a
radius of 233.00 feet, concaving northeasterly and being con-
centric with hereinabove described curve; the radial line of
said non-tangent curve at said beginning bears South 08° 28'
56" West;

THENCE Southeasterly along said non-tangent curve an arc length
of 37.14 feet, thru a central angle 09° 07' 56" to a line which
is parallel with and distant 3.00 feet south as measured at
right angle from said north line of the south 15.00 feet of
Tibbett's Street;

THENCE North 89° 21' 00" East, 13.02 feet to said north pro-
longation of the east line of Lot 13;

THENCE North 0° 39' 00" West, along said north prolongation
3.00 feet to the point of beginning.

Area - 150.45 square feet.

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Parcel 2

BEGINNING at the most westerly corner of that portion of Tibbett's Street vacated by the City Council of Riverside, Resolution No. 5011, recorded in Book 1244, Page 431, et seq., of Official Records of Riverside County; said corner being in the line which is parallel with and distant 50.00 feet south-easterly as measured at right angle from the centerline of Magnolia Avenue;

THENCE North 27° 39' 10" East, along said parallel line 11.37 feet to the beginning of a tangent curve with a radius of 20.00 feet and concaving southerly;

THENCE Northeasterly to the right along said curve an arc length of 30.23 feet, thru a central angle of 86° 36' 07" to the beginning of a reverse curve with a radius of 233.00 feet and concaving northerly; the radial line of said reverse curve at said beginning bears South 24° 15' 17" West;

THENCE Southeasterly to the left along said reverse curve an arc length of 9.24 feet, thru a central angle 02° 16' 22" to a cusp of a non-tangent curve with a radius of 20.00 feet and concaving southerly; the radial line of said non-tangent curve at said beginning bears North 21° 58' 55" East;

THENCE Northwesterly to the left along said non-tangent curve an arc length of 29.44 feet, thru a central angle of 84° 19' 45" to a line which is parallel with and distant 60.00 feet southeasterly as measured at right angle from said centerline of Magnolia Avenue;

THENCE South 27° 39' 10" West, along said parallel line 46.44 feet to the westerly line of said Lot 9;

THENCE North 0° 39' 00" West, along said westerly line 13.32 feet to the most southerly corner of that certain parcel of land conveyed to the City of Riverside by a deed recorded March 1, 1909 in Book 277, Page 397, et seq., of Deeds, records of Riverside County;

THENCE North 27° 35' 10" West, along the southeasterly line of said parcel 24.52 feet to the south line of said vacated Tibbett's Street

Area - 478.31 square feet.

DESCRIPTION APPROVAL
George Hutchinson, S. 15, 84
Surveyor

Dated 6-6-84

Joseph A. Deledonne
JOSEPH A. DELEDONNE

Shirley P. Deledonne
SHIRLEY P. DELEDONNE

APPROVED AS TO FORM

Carolyn Conner 6-29-84
SENIOR DEPUTY CITY ATTORNEY

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, 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 6/29/84

[Signature]
Title

1000

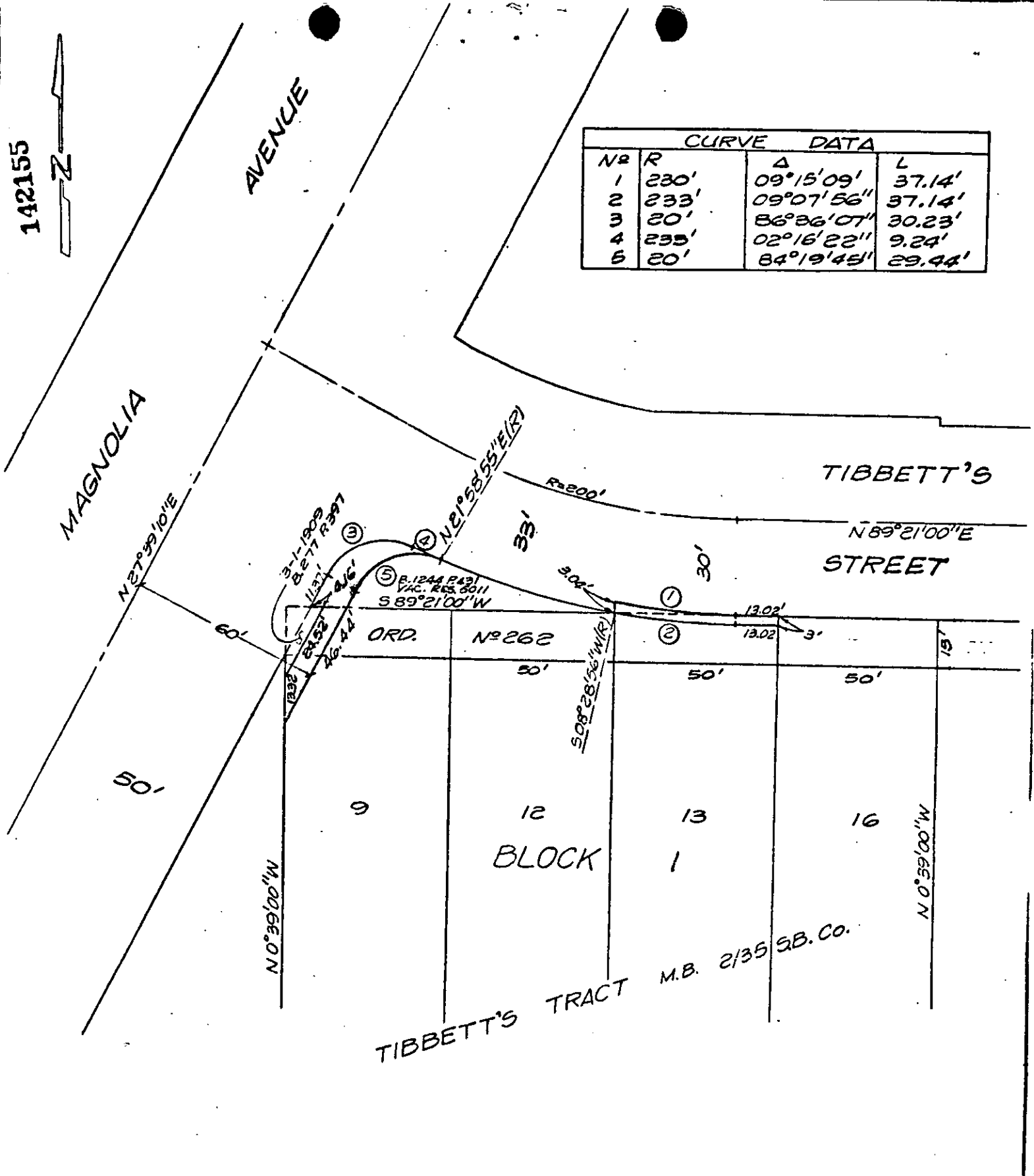
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AVENUE

MAGNOLIA

CURVE DATA			
No	R	Δ	L
1	230'	09°15'09"	37.14'
2	233'	09°07'56"	37.14'
3	20'	86°36'07"	30.23'
4	235'	02°16'22"	9.24'
5	20'	84°19'45"	29.44'



• 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 ___ OF ___

4/24

SCALE: 1" = 40'

DRAWN BY KES DATE 5/12/83

SUBJECT 6050 MAGNOLIA AVE. BLDG. PERMIT