

196307

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
45 Min. Past 10 o'clock P.M.
At Request of
Book 1984, Page 196307

SEP - 7 1984

Recorded in Official Records
of Riverside County, California

William S. Edwards
Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

10961

Project: C-2-823
4975 Van Buren Blvd.

GRANT DEED

BALWANT S. JHAWAR and AMARJIT K. JHAWAR, husband and wife as joint
tenants, _____ 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 Parcel 1 of Record of Survey as shown
by map on file in Book 30, Page 21 of Record of Surveys,
records of said Riverside County, more particularly described
as follows:

Parcel 1

BEGINNING at the northwesterly corner of said Parcel 1;

THENCE North 55° 44' 00" East, along the northwesterly line
of said parcel a distance of 6.08 feet to a line which is
parallel with and distant 5.00 feet east as measured at
right angle from the west line of said Parcel;

THENCE South 0° 21' 00" West, along said parallel line 157.29
feet to a point in the westerly line of said Parcel 1; said
point being the beginning of a non-tangent curve with a radius
of 20.00 feet and concaving easterly; the radial line of said
non-tangent curve at said beginning bears South 48° 56' 28"
West;

THENCE Northerly to the right along said non-tangent curve
an arc length of 14.45 feet, thru a central angle of 41° 24'
32" to a point of tangency in said west line of Parcel 1;

THENCE North 0° 21' 00" East, along said west line 140.61
feet to the point of beginning.

Area - 0.02 of an acre.

Parcel 2

BEGINNING at the most easterly corner of said Parcel;

THENCE South 55° 44' 00" West, along the southeasterly line
of said Parcel a distance of 148.65 feet to the beginning
of a tangent curve with a radius of 20.00 feet and concaving
northwesterly;

THENCE Southwesterly to the right along said curve an arc
length of 12.87 feet, thru a central angle of 36° 52' 07"
to a line which is parallel with and distant 4.00 feet

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northwesterly as measured at right angle from said south-easterly line;

THENCE North 55° 44' 00" East, along said parallel line 160.65 feet to the northeasterly line of said Parcel;

THENCE South 34° 14' 00" East, along said northeasterly line 4.00 feet to the point of beginning.


Area - 0.01 of an acre.

DESIGNATION APPROVAL
George P. Hutchinson
9/28/83
S

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss.

On this Fourth day of Oct, in the year 1983, before me, the undersigned, a Notary Public in and for said State, personally appeared BALWANT S. JHAWAR AND AMARJIT K. JHAWAR, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person S whose name S THEY subscribed to the within instrument, and acknowledged to me that They executed it.

WITNESS my hand and official seal.



OFFICIAL SEAL
RONALD LOUIS RADECKY
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
AUG 13, 1986

Ronald Louis Radecky
Notary Public in and for said State.

ACKNOWLEDGMENT—General—Wolcotts Form 233CA—Rev. 5-82
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Dated Oct. 4 1983

Balwant S. Jhawar
BALWANT S. JHAWAR

Amarjit K. Jhawar
AMARJIT K. JHAWAR

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

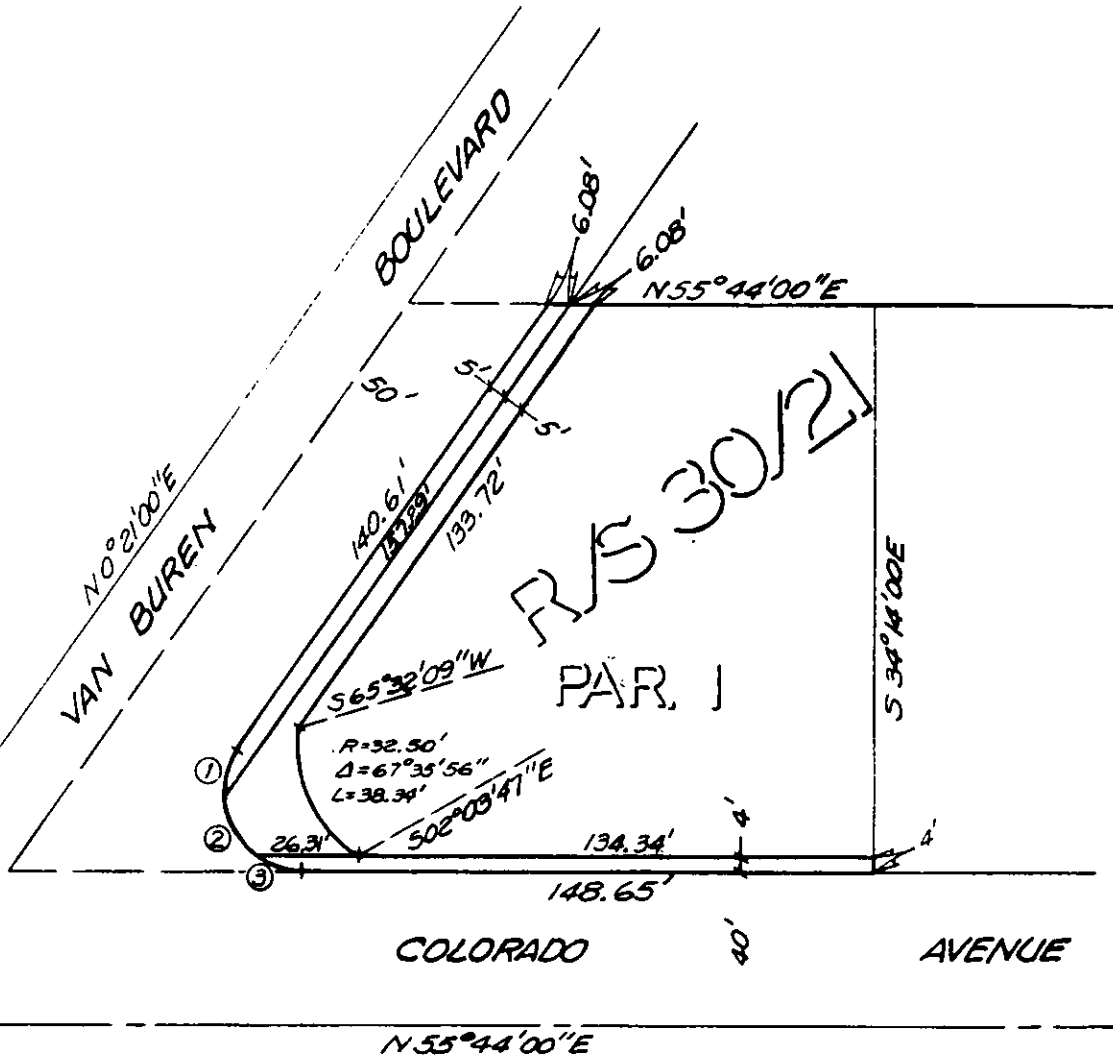
CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by 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.

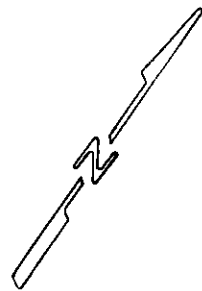
Dated 9/7/84

[Signature]
Property Services Manager
Title

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NO.	RADIUS	Δ	LENGTH
1	20'	41°24'32"	14.45'
2	20'	46°20'21"	16.18'
3	20'	96°52'07"	12.87'



• 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" = 50'

DRAWN BY Kgs DATE 5 / 11 / 83

SUBJECT C-2-829

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