

238143

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  
SO Min. Past 2 o'clock P.M.

CITY of Riverside

Book 1984, Page 23814

NOV - 2 1984

Recorded in Official Records of Riverside County, California

*William J. Somers*  
Recorder  
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: 4166 Melrose Street  
Building Permit

11020

GRANT DEED

JAMES A. CARDEY and JOYCE A. CARDEY, 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:

That portion of Lot 3 in Block 16 of the Lands of The Riverside Land and Irrigating Company, as shown by map on file in Book 1 of Maps at Page 70 thereof, records of San Bernardino County, California, together with that portion of Lot 13 of Fagg Subdivision, as shown by map on file in Book 34 of Maps, at Page 20 thereof, records of Riverside County, California, being more particularly described as follows:

Beginning at the most easterly corner of said Lot 13;

Thence North 33° 52' 30" East along the northeasterly line of said Lot 13, a distance of 40.98 feet to the beginning of a tangent curve concave to the northeast having a radius of 230 feet;

Thence Northwesterly along said tangent curve, through a central angle of 09° 40' 00", an arc length of 38.80 feet to the beginning of a reverse curve concave to the northwest and having a radius of 170 feet, the radial line at said beginning of reverse curve being North 65° 47' 30" East;

Thence Northwesterly along said reverse curve through a central angle of 09° 40' 00" an arc length of 28.68 feet to a point in the northeasterly line of that certain parcel of land conveyed to James A. Cardey, et ux., by deed recorded January 18, 1984, as Instrument No. 11117, Official Records of said Riverside County, lying distant thereon, South 33° 52' 30" East 2.86 feet from the most northerly corner thereof;

Thence North 33° 52' 30" West along last said northeasterly line 2.86 feet to said most northerly corner of said parcel of land;

Thence South 56° 00' 00" West along the northwesterly line of said parcel of land 3.00 feet to a line which is parallel with and distant 3.00 feet southwesterly as measured at right angle from said northeasterly line of said parcel conveyed to James A. Cardey, et. ux.;

Thence South 33° 52' 30" East along said parallel line 2.85 feet to the beginning of a tangent curve concave to the southwest, having a radius of 167.00 feet;

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Thence Southeasterly along said curve through a central angle of 09° 40' 00" an arc length of 28.18 feet to the beginning of a reverse curve concave to the northeast having a radius of 233.00 feet, the initial radial line at said beginning bears North 65° 47' 30" East;

Thence Southeasterly along said curve through a central angle of 09° 40' 00" an arc length of 39.31 feet to a line which is parallel with and distant 3.00 feet southwesterly, as measured at right angle from said northeasterly line of said Lot 13;

Thence South 33° 52' 30" East along said parallel line 40.99 feet to the southeasterly line of said Lot 13;

Thence North 56° 00' 00" East along last said southeasterly line 3.00 feet to the point of beginning.

Area - 334.25 square feet.

Dated 10/25/84

James A. Cardey  
JAMES A. CARDEY

Joyce A. Cardey  
JOYCE A. CARDEY

Witnessed by: B.J. Burgess

Approved as to Description

George P. Hutchinson 10/15/84 by T  
Surveyor, City of Riverside

APPROVED AS TO FORM

Caryn Corp 10-26-84  
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 January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 11/2/84

M. J. ...  
Property Services Manager  
Title

3M/Cp - 2/M6/Ia

STATE OF CALIFORNIA  
COUNTY OF Riverside ss.

On 10/25/84, before me, the undersigned, a Notary Public in and for said State, personally appeared B. J. Burgess, personally known to me (or proved to me on the basis of the oath of

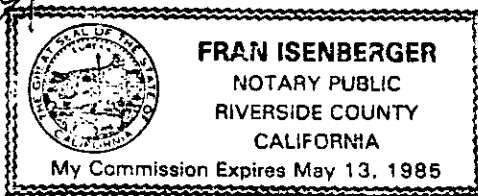
a credible witness who is personally known to me) to be the person whose name is subscribed to the within instrument, as a witness thereto, who being by me duly sworn, deposed and said:

That he/she resides in Riverside

that he/she was present and saw James A. Cardey

and Joyce A. Cardey personally known to him/her to be the same person(s) described in and who executed the within instrument, as a party(ies) thereto, sign, seal and deliver the same and that said party(ies) duly acknowledged in the presence of said affiant, that he/she/they executed the same, and that said affiant, thereupon at the party's(ies) request, subscribed his/her name as a witness thereto.

WITNESS my hand and official seal  
Signature Fran Isenberger

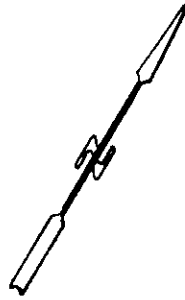


(This area for official notarial seal)

11020

3000 (6/87) - (Witness) First American Title Company  
238143

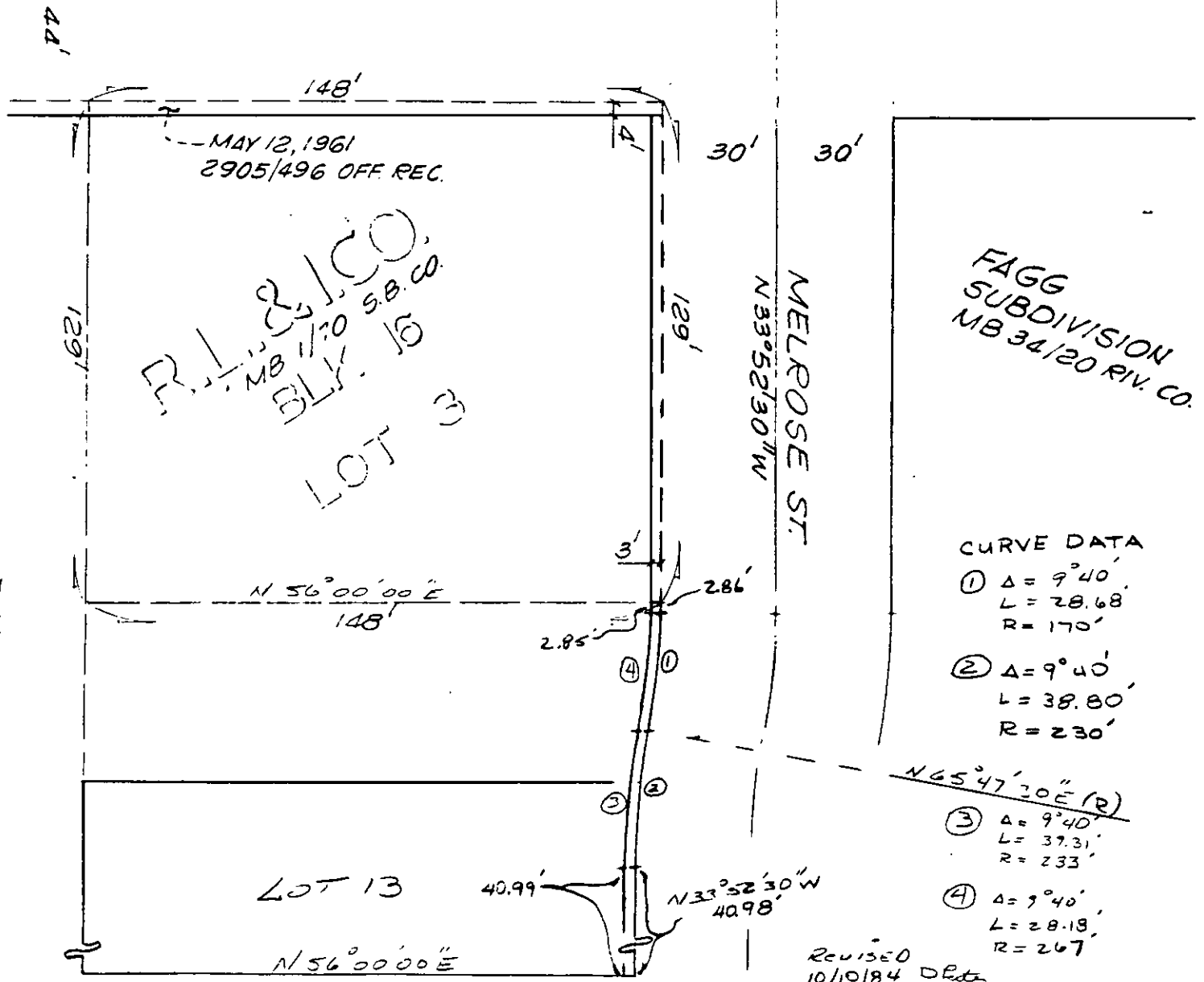
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CALIFORNIA

AVENUE

N 56°00'00"E



FAGG  
SUBDIVISION  
MB 34/20 RIV. CO.

CURVE DATA

- ① Δ = 9°40'  
L = 28.68  
R = 170'
- ② Δ = 9°40'  
L = 38.80  
R = 230'
- ③ Δ = 9°40'  
L = 37.31  
R = 233'
- ④ Δ = 9°40'  
L = 28.18  
R = 267'

• 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

5/10

SCALE: 1" = 40'

DRAWN BY GS DATE 3/12/84

SUBJECT C-4-834