

53649

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
1/2 Min. Past 5 o'clock P.M.

MAR 15 1985
Recorded in Official Records
of Riverside County, California
William E. Stoney
RECORDER
Fees \$

FOR RECORDER'S OFFICE USE ONLY

11133

Project: 4166 Melrose Street
Building Permit

GRANT DEED

ROBERT D. MILLER, an unmarried man, Grantor, FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does 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 Sub-division, 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" West, 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 southwest and having a radius of 170 feet, the radial line at said beginning of said reverse curve bears 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.;

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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;

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 said southeasterly line 3.00 feet to the point of beginning.

Area - 334.25 square feet.

DESCRIPTION APPROVAL
George Hutchins 3/1/85
CITY CLERK

Dated 3/5/85

Robert D. Miller
ROBERT D. MILLER

APPROVED AS TO FORM

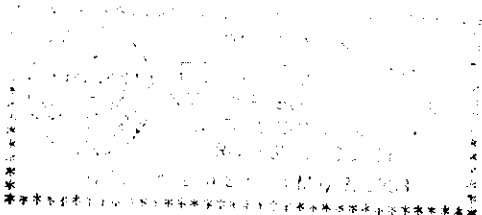
Kathleen M. Grogan 3/12/85
SENIOR DEPUTY CITY ATTORNEY
CONSENT TO RECORDATION

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 3/15/85

[Signature]
Property Services Manager
Title

3M/Cp - 2/M9/Uc



STATE OF CALIFORNIA

COUNTY OF Riverside

} ss.

On this 5th day of March, in the year 1985 before me, the undersigned, a Notary Public in and for said State, personally appeared Robert D. Miller

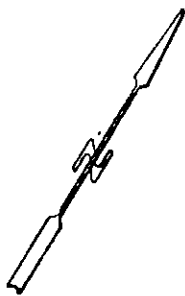
_____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed it.

WITNESS my hand and official seal.

Kasalia J. Jacobs
Notary Public in and for said State.

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CALIFORNIA

AVENUE

N 56°00'00"E

74'

148'

MAY 12, 1961
2905/496 OFF. REC.

30' 30'

R. L. & CO.
MB 1120 S.B. CO.
BLK. 16
LOT 3

129'

129'

MELROSE ST.
N 33°52'30"W

FAGG
SUBDIVISION
MB 34/20 RIV. CO.

N 56°00'00"E
148'

2.85'

3'

2.86'

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'

LOT 13

40.99'

N 33°52'30"W
40.98'

N 56°00'00"E

REVISED
10/10/84 D.R.G.

• 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