

178028

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)

Project: 4050 Larchwood Place
Building Permit

RECEIVED FOR RECORD
Mfn. Pasf. 3-clear M

APR 4 1986

Recorded In Official Records
of Riverside County, California

William E. Stank
RECORDER

FOR RECORDER'S OFFICE USE ONLY

11423

GRANT DEED

DAVID P. NIX and LOIS A. NIX, husband and wife as joint tenants, Grantors, FOR 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:

Those portions of Lot 56 of "Dos Palmos" Koethen's Subdivision, as shown by map on file in Book 9, Page 85 of Maps, records of said Riverside County, described as follows:

Parcel 1

BEGINNING at the most northerly corner of said Lot;

THENCE South 60° 54' 00" East, along the northeasterly line of said Lot a distance of 2.50 feet to a line which is parallel with and distant 2.50 feet southeasterly as measured at right angle from the northwesterly line of said Lot;

THENCE South 28° 55' 00" West, along said parallel line 134.55 feet to the southerly line of said Lot;

THENCE North 15° 27' 21" West, along said southerly line 3.54 feet to said northwesterly line of Lot 56;

THENCE North 28° 55' 00" East, along said northwesterly line 132.05 feet to the POINT OF BEGINNING.

AREA - 0.008 of an acre.

Parcel 2

BEGINNING at the most southerly corner of said Lot;

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THENCE North 28° 55' 00" East, along the southeasterly line of said Lot a distance of 2.50 feet to a line which is parallel with and distant 2.50 feet northeasterly as measured at right angle from the southwesterly line of said Lot;

THENCE North 60° 54' 00" West, along said parallel 49.96 feet to the southerly line of said Lot;

THENCE South 15° 57' 21" East, along said southerly line 3.54 feet to said southwesterly line of Lot 56;

THENCE South 60° 54' 00" East, along said southwesterly line 47.46 feet to the POINT OF BEGINNING.

AREA - 0.003 of an acre.

Dated 3-28-86

David P. Nix
DAVID P. NIX

Lois A. Nix
LOIS A. NIX

DESCRIPTION APPROVAL
George P. Hutchins 3148
Surveyor

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 _____

Title _____

STATE OF CALIFORNIA }
COUNTY OF Riverside } ss.

CONSENT TO RECORDATION

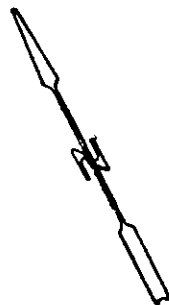
THIS IS TO CERTIFY that the interest in real property conveyed by this annexed instrument dated 3/28/86 from David P. Nix and Lois A. Nix to the City of Riverside, a municipal corporation of the State of California, is hereby accepted by the undersigned officer on behalf of the City Council of said City 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: 4/4/86

[Signature]
Property Services Manager

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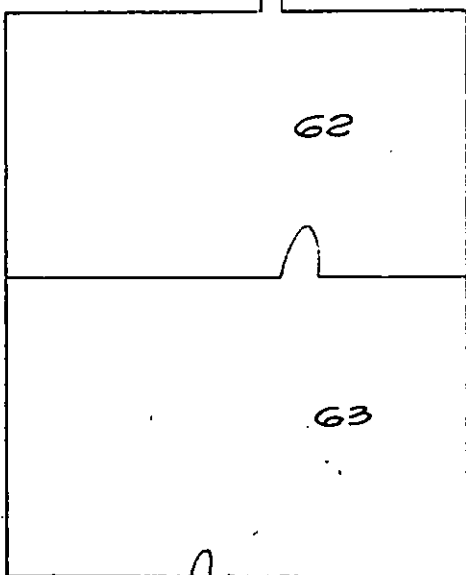


LARCHWOOD PLACE

BROCKTON AVE

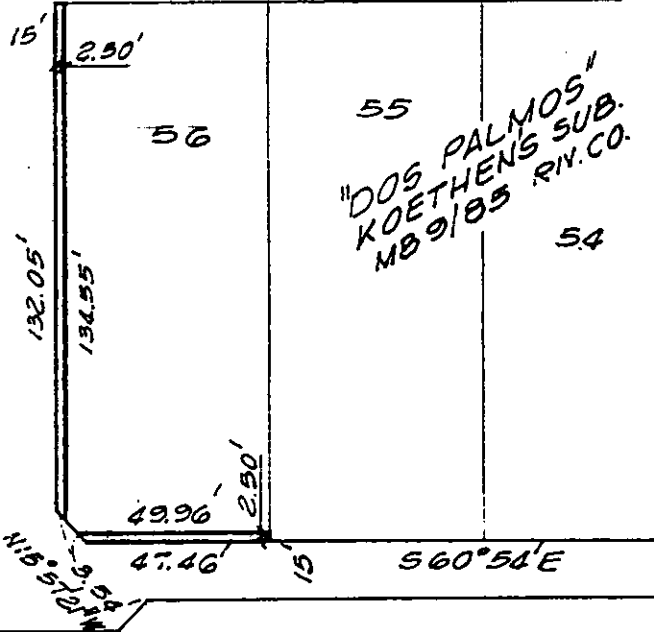
N 28° 55' E

30'



62

63



56

55

54

"DOS PALMOS"
KOETHENS SUB.
MB 9/85 RIV. CO.

N 15° 57' 30\"/>

49.96'

47.46'

S 60° 54' E

33'

45'

• 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

2/19

SCALE: 1" = 50'

DRAWN BY GS DATE 3/13/86

SUBJECT 4050 LARCHWOOD PL., BLDG. PERMIT