

183485

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: 1995 Down Street
Bldg. Permit

FOR RECORDER'S OFFICE USE ONLY

11003

GRANT DEED

CHARLES HULEN and CATHERINE HULEN, 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:

That portion of Lot 4 of Wilbur Tract, as shown by map recorded in Book 6, Page 4 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at the most westerly corner of that certain parcel of land conveyed to Van Metschke, et ux., as Parcel 1 of Director's Deed recorded October 7, 1965, as Instrument No. 115243 of Official Records of said Riverside County; said corner also being in the easterly line of Down Street (Segment "H") as shown by map recorded in Book 3, Page 5 of State of Highway Maps, records of said Riverside County; said corner being also the beginning of a non-tangent curve having a radius of 230.00 feet and concaving westerly; the radial line of said non-tangent curve at said beginning bears North 58° 38' 49" East;

THENCE southeasterly to the right along said curve an arc length of 153.74 feet through a central angle of 38° 17' 57" to the most southerly corner of Parcel 2 of said Director's Deed recorded October 7, 1965;

RECEIVED FOR RECORD
Min. Past 2 o'clock P.M.

JUN 26 1987
Recorded in Official Records
of Riverside County, California
William E. Gray
RECORDER
Fees \$

11003

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THENCE North 56° 45' 00" East, along the southeasterly line of said Parcel 2, a distance of 3.91 feet to the beginning of a non-tangent curve having a radius of 233.00 feet, concaving westerly and being concentric with hereinabove described curve having a radius of 230.00 feet; the radial line of said non-tangent curve having a radius of 233.00 feet at said beginning bears South 83° 40' 28" East;

THENCE northerly to the left along said non-tangent curve having a radius of 233.00 feet an arc length of 152.64 feet through a central angle of 37° 32' 07" to the northwesterly line of said Parcel 1;

THENCE South 69° 38' 34" West, along said northwesterly line 3.06 feet to the POINT OF BEGINNING.

Area - 459.6 square feet, more or less.

DESCRIPTION APPROVAL 6/16/87
George P. Hutchins by [Signature]
SURVEYOR, CITY OF RIVERSIDE

Dated 6/17/87

[Signature]
CHARLES HULEN
[Signature]
CATHERINE HULEN

APPROVED AS TO FORM

[Signature]
KATHLEEN M. GONGLE
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.

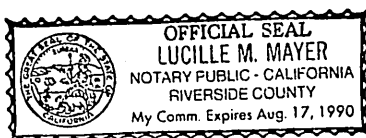
Dated 6/26/87

[Signature]
Title Property Services Manager

311.5/m - legal.333/a

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } ss.

On this 17 day of JUNE, in the year 1987, before me, the undersigned, a Notary Public in and for said State, personally appeared CHARLES HULEN
CATHERINE HULEN
_____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed it.



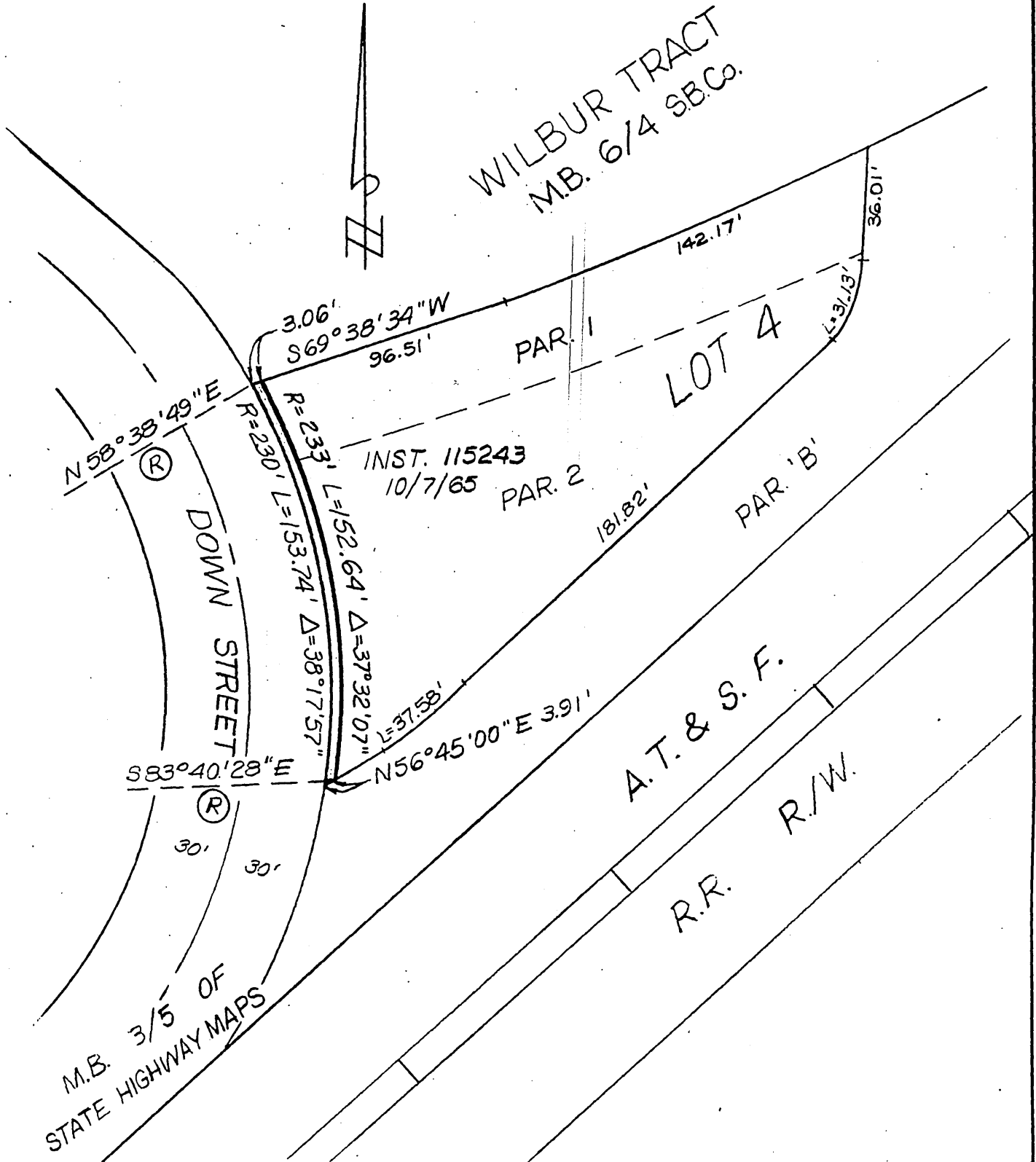
WITNESS my hand and official seal.

11268

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WILBUR TRACT
M.B. 6/4 S.B.Co.



• 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

3/4

SCALE: 1" = 50'

DRAWN BY CD DATE 5/8/87

SUBJECT BLDG. PERMIT 1995 DOWN STREET

11208