6059

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: 11430 Doverwood Drive
           Bldg. Permit

FOR RECORDER'S OFFICE USE ONLY

GRANT DEED

SALOMON BUSTILLOS and CRISTINA BUSTILLOS, 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 14 of Carleton Subdivision, on file in Book 21, Page 45 of Maps, records of said Riverside County, described as follows:

BEGINNING at the most easterly corner of said Lot;

THENCE North 27° 45' 45" West, along the northeasterly line of said Lot a distance of 107.36 feet to the beginning of a tangent curve, having a radius of 20.00 feet and concaving southerly;

THENCE northwesterly to the left along said curve and along the northerly line of said Lot an arc length of 34.33 feet, thru a central angle of 98° 20' 08" (recorded 98° 29' 30") to the beginning of a reverse curve, having a radius of 525.00 feet and concaving northwesterly;

THENCE southwesterly to the right along said reverse curve and along said northwesterly line of said Lot an arc length of 44.34 feet, thru a central angle of 04° 50' 20" to most westerly corner of said Lot;

THENCE South 27° 45' 45" East, along the southwesterly line of said Lot a distance of 8.02 feet to the beginning of a non-tangent curve, having a radius of 533.00 feet, concaving northwesterly and being concentric with hereinabove described curve having a radius of 525.00 feet; the radial line of said non-tangent curve at said beginning bears South 31° 12' 24" East;

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THENCE northeasterly along said non-tangent curve an arc length of 45.50 feet, thru a central angle of 04° 53' 29";

THENCE South 82° 24' 53" East, 20.52 feet to a line which is parallel with and distant 5.00 feet southwesterly as measured at right angle from said northeasterly line of Lot 14;

THENCE South 27° 45' 45" East, along said parallel line 107.38 feet to the southeasterly line of said Lot;

THENCE North 61° 59' 55" East, along said southeasterly line 5.00 feet to the POINT OF BEGINNING.

Area - 0.026 of an acre.

Dated _1-7-88_

SALOMON BUSTILLOS

CRISTINA BUSTILLOS

DESCRIPTION APPROVAL _1-14-88_

George F. Hutchinson by ____
SURVEYOR, CITY OF RIVERSIDE

APPROVED AS TO FORM

Robert A. James 1/5
Asst 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.
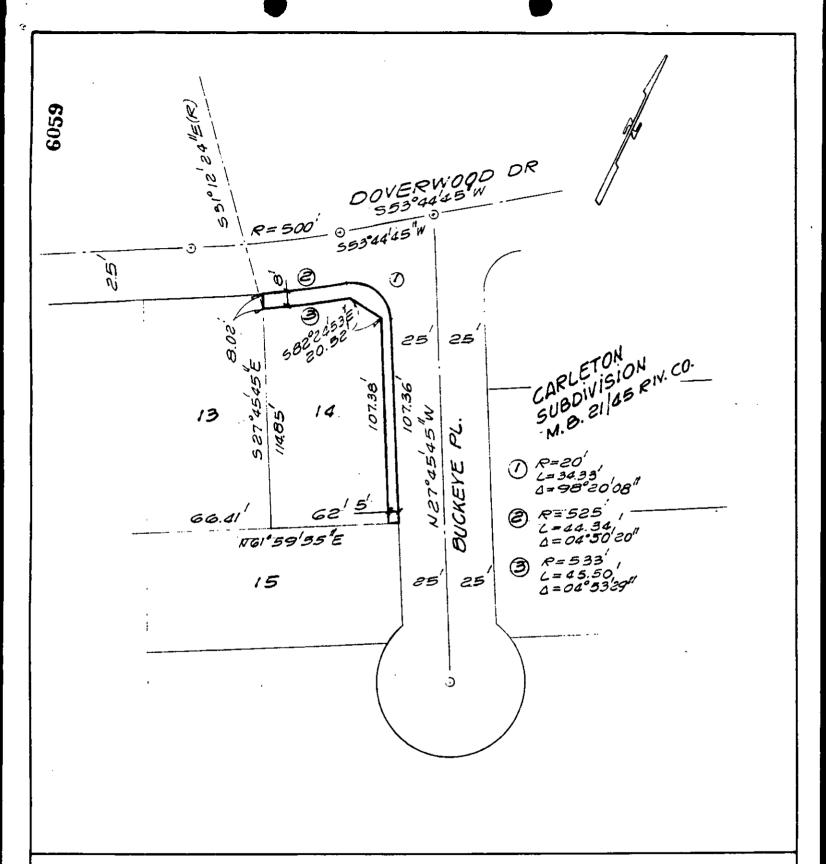
Dated _1/8/88_

Title _Property Services Manager_

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DOVERWOOD DR
S53°44'45"W

S55°12'24"E(R)

R=500'

S53°44'45"W

25'

13

14

15

S27°45'45"E
114.85'

8.02'

S82°24'53"E
20.52'

107.38'

107.36'

N27°45'45"W

BUCKEYE PL.

25' 25'

25' 25'

66.41'

62.5'

N61°59'55"E

CARLETON
SUBDIVISION
M.B. 21/45 RIV. CO.

① R=20'
L=34.33'
Δ=98°20'08"

② R=525'
L=44.34'
Δ=04°50'20"

③ R=533'
L=45.50'
Δ=04°53'39"

• CITY OF RIVERSIDE , CALIFORNIA •

SHEET __1__ OF __1__

6/31

SCALE 1"= 50'   DRAWN BY GS DATE 12/22/87   SUBJECT 11430 DOVERWOOD DR., BLDG. PERMIT