

12370

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: R-52-867  
6104 Riverside Avenue

FOR RECORDER'S OFFICE USE ONLY

12052

GRANT DEED

NEIL C. HANSEN and SANDRA K. HANSEN, 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 Government Lot 1 in Fractional Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, as shown by United States Government Survey, described as follows:

BEGINNING at the northeast corner of that certain parcel of land conveyed to the City of Riverside by Grant Deed recorded May 28, 1971, as Instrument No. 57337 of Official Records of said Riverside County;

THENCE North 89° 59' 39" East, 7.00 feet to a line that is parallel with and distant 44.00 feet east as measured at right angle from the centerline of Riverside Avenue;

THENCE South 0° 08' 00" West, along said parallel line a distance of 129.37 feet to a point in the northwesterly line of the Los Angeles & Salt Lake Railroad Company, as described in conveyance to San Pedro, Los Angeles & Los Angeles Railroad Company, recorded in Book 163, Page 317, et seq., of Deeds records of said Riverside County; said point being the beginning of a non-tangent curve, concave to the northwest and having a radius of 1,607.30 feet; the initial radial line of said non-tangent curve at said beginning bears South 24° 41' 33" East;

RECEIVED FOR RECORDING  
AT 2:00 O'CLOCK P.M.

JAN 15 1988  
Recorded in Official Records  
of Riverside County, California  
*William F. Conroy*  
Recorder  
Fees \$

12052

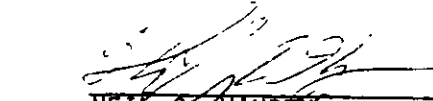

12370

THENCE southwesterly along said non-tangent curve and said northwesterly line an arc length of 7.70 feet through a central angle of 0° 16' 29" to a line that is parallel with and distant 37.00 feet east as measured at right angle from said centerline of Riverside Avenue; said parallel line also being the east line of said parcel of land so conveyed to the City of Riverside;

THENCE North 0° 08' 00" East, along said east line 132.57 feet to the POINT OF BEGINNING.

Area - 917 square feet, more or less.

Dated 1/11/88

  
NETE C. HANSEN  
  
SANDRA K. HANSEN

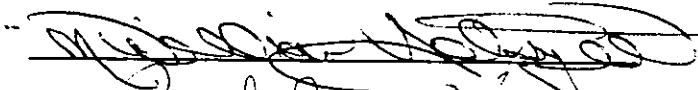
DESCRIPTION APPROVAL 1/8/88  
George P. Hutchinson by [Signature]  
SURVEYOR, CITY OF RIVERSIDE

APPROVED AS TO FORM  
Robert A. Lewis 1/12  
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 1/15/88

  
Title Property Service Manager

311.5/m - SURVEY.244/c

12370

AVENUE

JURUPA AVENUE

1017.66'

44'

S 89° 59' 39" W  
7.00'

S 89° 52' 00" E  
37.00'

N'y Prop. line per R.S. 79/57.

P.O.B.

1359.34'

R.S. 79/57

RIVERSIDE

N 0° 08' 00" E

37'

S 0° 08' 00" W - 132.57'

N 0° 08' 00" E - 129.37'

R= 1607.30'

U. P. R. R.

R= 1637.30'

N 24° 25' 04" W (R)  
N 24° 41' 33" W (R)

A= 0° 16' 29"  
R= 1607.30'  
L= 7.70'

30'

30'

R= 1667.30'

SCALE 1" = 40'



CONTAINS: 917 SQUARE FEET

Sly line of Govt Lot 1, Sec. 34, T. 2S., R. 5 W.

• 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

4-27

SCALE: 1" = 40'

DRAWN BY JAT DATE 12/22/87

SUBJECT 7' Street Dedication

R-52-867

12057