

12372

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
AT 2:00 O'CLOCK P.M.

JAN 15 1988
Recorded in Official Records
of Riverside County, California
William S. Somaly
Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: R-91-856
4789 Tyler Street

12054

GRANT DEED

AGHDAS BABAI and JAHANSHIR BABAI, husband and wife as joint tenants, as to an undivided one-half interest, and GHOLAM HOSSAN TAHAMI and FATEMEH TAHAMI, husband and wife as joint tenants, as to an undivided one-half interest, 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 1 in Block 13 of La Granada, on file in Book 12, Pages 42 thru 50 of Maps, records of said Riverside County, described as follows:

BEGINNING at the southeasterly corner of that certain parcel of land conveyed to the City of Riverside by Grant Deed recorded March 27, 1972, as Instrument No. 39710 of Official Records of said Riverside County; said southeasterly corner also being in a line that is parallel with and distant 48.00 feet northeasterly as measured at right angle from the centerline of Tyler Street;

THENCE North 30° 19' 00" West, along said parallel line 150.76 feet to the beginning of a tangent curve, having a radius of 35.00 feet and concaving easterly;

THENCE northwesterly to the right along said curve an arc length of 45.36 feet, thru a central angle of 74° 15' 00" to the northwesterly line of said Lot 1;

THENCE North 43° 56' 00" East, along said northwesterly line 249.61 feet to the most northerly corner of said Lot 1;

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THENCE South 30° 19' 00" East, along the northeasterly line of said Lot 1, a distance of 8.31 feet to a line that is parallel with and distant 33.00 feet southeasterly as measured at right angle from the centerline of Wells Avenue;

THENCE South 43° 56' 00" West, along the last mentioned parallel line 262.41 feet to the beginning of a non-tangent curve, having a radius of 41.50 feet and concaving easterly; the radial line of said non-tangent curve at said beginning bears North 77° 15' 37" West;

THENCE southerly to the left along said non-tangent curve an arc length of 10.60 feet, thru a central angle of 14° 38' 26" to a line that is parallel with and distant 55.00 feet northeasterly as measured at right angle from said centerline of Tyler Street;

THENCE South 30° 19' 00" East, along the last mentioned parallel line 162.42 feet to the southeasterly line of that certain parcel of land conveyed to Etienne C. Caroline, et ux., by Grant Deed recorded July 6, 1945, as Instrument No. 510 of Official Records of said Riverside County;

THENCE South 46° 24' 00" West, along said southeasterly line 7.19 feet to the POINT OF BEGINNING.

Area - 0.075 of an acre.

Dated 12-10-87

AGHDAS BABAI
AGHDAS BABAI

DESCRIPTION APPROVAL 11/25/87
George P. Hutchinsan by [Signature]
SURVEYOR, CITY OF RIVERSIDE

JAHANSHIR BABAI
JAHANSHIR BABAI

GHOLAM HOSSAN TAHAMI
GHOLAM HOSSAN TAHAMI

APPROVED AS TO FORM

[Signature]
ASST. CITY ATTORNEY

FATEMEH TAHAMI
FATEMEH TAHAMI

CONSENT TO RECORDATION

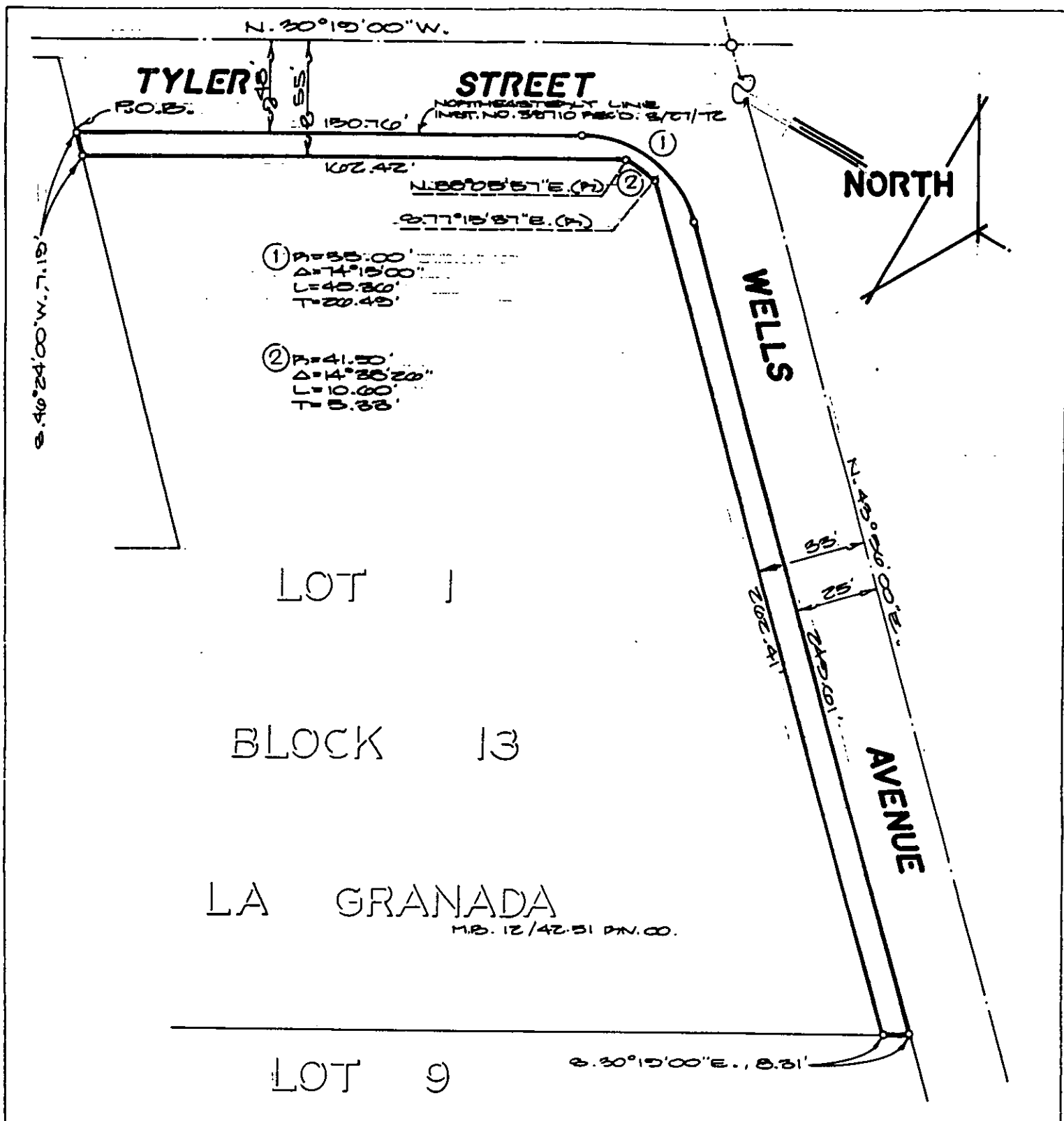
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a Municipal Corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 14883 of said City Council adopted January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 1/15/88

[Signature]
Title Property Services Manager

311.5/m - SURVEY.262/k

12372



• CITY OF RIVERSIDE, CALIFORNIA •

6/18-1

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

87-284

SCALE: 1" = 40'

DRAWN BY *[Signature]* DATE 11/14/57

SUBJECT P/W DEDICATION // Z.C. P-51-850

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