

130085

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: 4510 Seventh Street  
Building Permit

FOR RECORDER'S OFFICE USE ONLY

GRANT DEED

JAMES B. HENDERSON, JR., and NANCY R. HENDERSON, 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 1 in Block 18 of Rubidoux Heights, as shown by map on file in Book 6, Page 22 of Maps, records of Riverside County, California, described as follows:

COMMENCING at the most southerly corner of said Lot;

THENCE North 61° 00' 00" West, along the southwesterly line of said Lot, a distance of 8.22 feet to the westerly boundary of that certain parcel of land conveyed to the City of Riverside by deed recorded March 25, 1932, in Book 70, Page 324, et seq., of Official Records of said Riverside County, and the POINT OF BEGINNING of the parcel of land being described;

THENCE continuing North 61° 00' 00" West, along said southwesterly line, a distance of 91.78 feet to the most westerly corner of said Lot;

THENCE North 28° 54' 46" East, along the northwesterly line of said Lot, a distance of 9.00 feet to the most easterly corner of that certain parcel of land conveyed to the City of Riverside by deed recorded September 22, 1978, as Instrument No. 201621 of Official Records of said Riverside County;

THENCE South 58° 01' 07" East, a distance of 91.28 feet to said westerly boundary;

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

MAY 16 1988

Recorded in Official Records  
of Riverside County, California

*William J. Somers*  
Recorder  
Fees \$

1010

12140

130085

THENCE South 20° 26' 20" West, along said westerly boundary, a distance of 4.30 feet to said POINT OF BEGINNING.

Area - 605.3 square feet.

Dated May 5, 1988

James B. Henderson Jr  
JAMES B. HENDERSON, JR.  
Nancy R. Henderson  
NANCY R. HENDERSON

DESCRIPTION APPROVAL 5/5/88  
George P. Hutchins  
SURVEYOR, CITY OF RIVERSIDE

APPROVED AS TO FORM  
Robert O. Adams 5/9  
ASST. CITY ATTORNEY

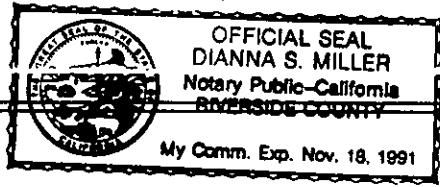
CONSENT TO RECORDATION

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 5/16/88

Michelle Holman  
Title Property Services Manager

311.5/m - SURVEY.542/a



STATE OF CALIFORNIA }  
 COUNTY OF Riverside } ss.

On this 5<sup>th</sup> day of May, in the year 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared James B. Henderson and Nancy R. Henderson, 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.

Dianna S. Miller  
Notary Public in and for said State.

ACKNOWLEDGMENT—General—Wolcotts Form 233CA—Rev. 5-82  
 © 1982 WOLCOTTS, INC. (price class 8-2)

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N 61° 0' W

SEVENTH STREET

49.5'

SEE DETAIL "A"

S 61° 00' 00" E 100.00'

86.63'

180° 47' 10" L=112.80' R=80.00'

DETAIL "A"  
SCALE: N.T.S.

0.07'

100'

86.63'

0.07'

R=80'

N 29° 39' 10" E (R)

N 29° 39' 10" E (R)

N 28° 54' 46" E

151'

160'

151'

2

BLOCK RUBIDOUX

18 HEIGHTS  
M.B. 6/22

REDWOOD DRIVE

N 28° 54' 46" E  
(FAMILY PEPPER ST.)

S 28° 54' 46" W 160.00'

N 28° 54' 46" E 91.04'

N 61° 05' 14" W 1.00'

S 20° 26' 20" W 98.58'

N 28° 54' 46" E 45.00'

N 58° 01' 07" W 4.82'

96.14'

S 58° 01' 07" E 91.28'

N 81° 00' 00" W 91.28'

100'

ALLEY

25'

16'

12

• 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

1/19

SCALE: 1" = 30'

DRAWN BY K95 DATE 4/17/88

SUBJECT VAC-14-878 - 4510 7th St. BLDG. PMT.