

060727

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: PMW-9-890
Magnolia Ave. & Polk St.

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

FEB 16 1990

Recorded in Official Records
of Riverside County, California

William J. ...
Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

12628

GRANT DEED

SAIMI KUOPPAMAKI, as Trustee under that certain Declaration of Trust for the benefit of the KUOPPAMAKI LIVING TRUST, dated June 21, 1989, Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does 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 13 in Block 35 of the Lands of the Riverside Land and Irrigating Co., as shown by map on file in Book 1, Page 70 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at the most southerly corner of said Lot;

THENCE North 55° 44' 00" East, along the southeasterly line of said Lot, a distance of 150.20 feet to the southwesterly line of that certain parcel of land conveyed to the City of Riverside by deed recorded May 6, 1983, as Instrument No. 88487 of Official Records of Riverside County, California;

THENCE North 34° 15' 03" West, along said southwesterly line, a distance of 11.00 feet to a line parallel with and distant 77.00 feet northwesterly, as measured at right angles, from the centerline of Magnolia Avenue, as shown by Parcel Map No. 18955, as shown by map on file in Book 114, Pages 33 and 34 of Parcel Maps, records of said Riverside County;

THENCE South 55° 44' 00" West, along said parallel line, a distance of 123.69 feet to the beginning of a tangent curve concaving northerly and having a radius of 22.50 feet;

THENCE southwesterly to the right along said curve through a central angle of 90° 00' 57" an arc length of 35.35 feet to a line parallel with and distant 44.00 feet northeasterly, as measured at right angles, from the centerline of Polk Street, as shown by said Parcel Map;

THENCE North 34° 15' 03" West, along said last mentioned parallel line, a distance of 256.49 feet to the southeasterly line of Lot 1 of Tract 21276, as shown by map on file in Book 156, Pages 26 and 27 of Maps, records of said Riverside County;

THENCE South 55° 44' 00" West, along said southeasterly line of Lot 1, a distance of 4.00 feet to the southwesterly line of said Lot 13;

THENCE South 34° 15' 03" East, along said last mentioned southwesterly line, a distance of 290.00 feet to the POINT OF BEGINNING.

Area - 0.066 of an acre, more or less.

Dated 1-15-90

SAIMI KUOPPAMAKI, as Trustee under that certain Declaration of Trust for the benefit of the KUOPPAMAKI LIVING TRUST, dated June 21, 1989

DESCRIPTION APPROVAL 10/17/89
George P. Hutchinson by KGP
SURVEYOR, CITY OF RIVERSIDE

Saimi Kuoppamaki
SAIMI KUOPPAMAKI - trustee



APPROVED AS TO FORM
John Wolff
CITY ATTORNEY

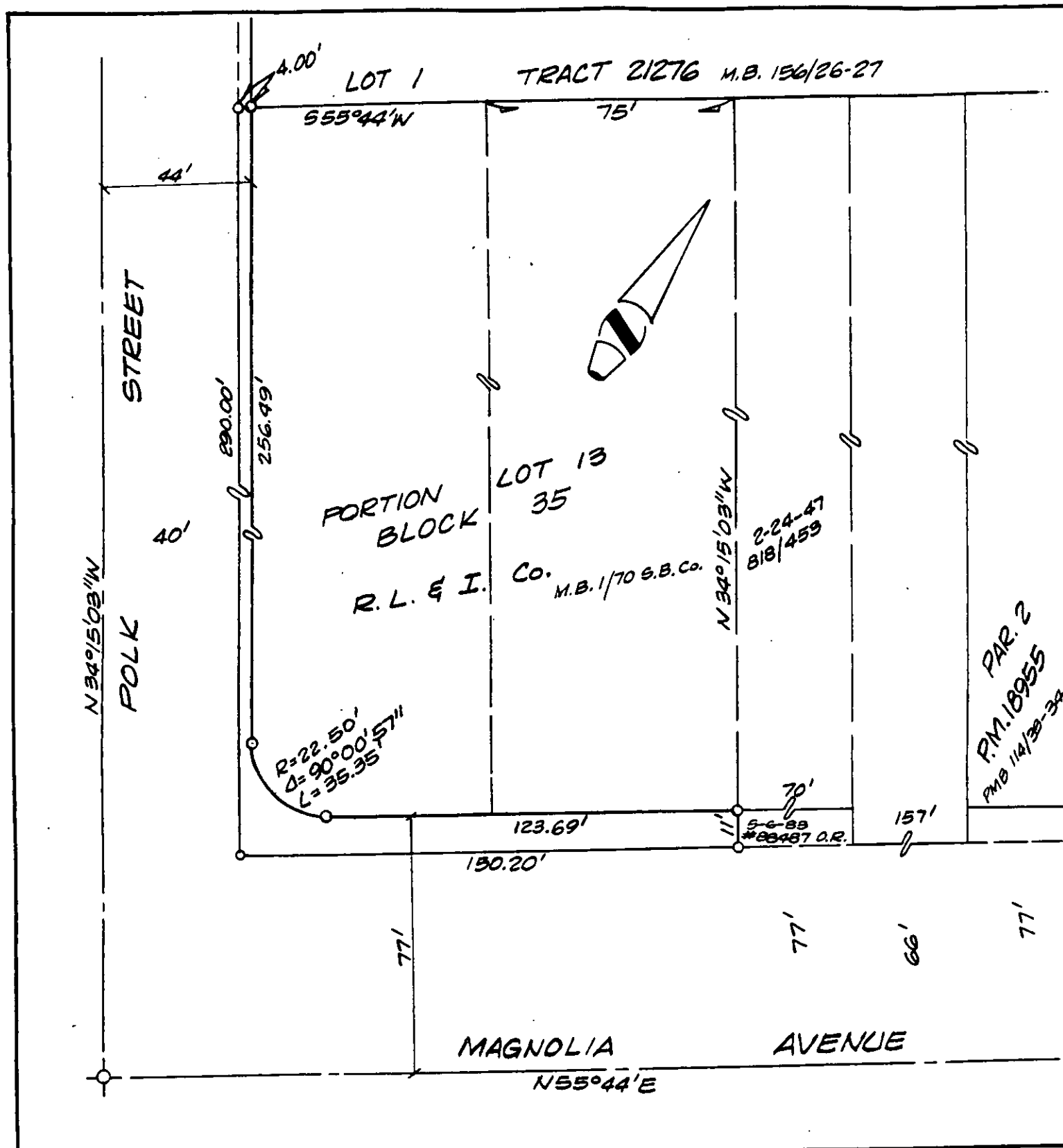
CONSENT TO RECORDATION

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 2/16/90

[Signature]
Title Property Services Manager

0817u/n



• 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

6/37

SCALE: 1"=40'

DRAWN BY K95 DATE 10/4/89

SUBJECT PMV-9-890 & 10689 MAGNOLIA AVE.