

NS

400213

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

RECEIVED FOR RECORD
AT 1:00 O'CLOCK

OCT 22 1992

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$

FREE RECORDING

This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee. (Government Code §6103)

FOR RECORDER'S OFFICE USE ONLY

Project: Tyler Mall C.F.D.
Right of Way for Bus Bay

13405

GRANT DEED

RIVERSIDE CALIFORNIA ASSOCIATES, a New York general partnership, Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation, the real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Parcel 4 of Parcel Map 23114, as shown by map on file in Book 169 of Parcel Maps, at Pages 74 through 82 thereof, records of Riverside County, California, described as follows:

Commencing at the most northwesterly corner of said Parcel 4;

THENCE North 56° 00' 00" East, along the northwesterly line of said Parcel 4, a distance of 25.45 feet to the POINT OF BEGINNING; said point being the beginning of a non-tangent curve concaving northerly and having a radius of 48.00 feet; the radial line to said beginning bears South 15° 25' 36" East;

THENCE easterly along said non-tangent curve through a central angle of 18° 34' 24", an arc length of 15.56 feet to a point in a line parallel with and distant 79.50 feet southeasterly, as measured at right angles, from the centerline of Magnolia Avenue as shown on said Parcel Map;

THENCE North 56° 00' 00" East, along said parallel line, a distance of 157.24 feet to the beginning of a tangent curve concaving northwesterly and having a radius of 48.00 feet;

THENCE northeasterly along said last mentioned curve through a central angle of 18° 34' 24", an arc length of 15.56 feet to said northwesterly line of Parcel 4;

X

THENCE South 56° 00' 00" West, along said northwesterly line, a distance of 187.82 feet to said POINT OF BEGINNING.

Area: 444.3 square feet

Dated 10-29-91

RIVERSIDE CALIFORNIA ASSOCIATES,
a New York general partnership

By Austin Reiss

By Morris McLean

DESCRIPTION APPROVAL 8/15/91
George P. Hutchinson by [Signature]
SURVEYOR, CITY OF RIVERSIDE



APPROVED AS TO FORM
Clarice Jurney
ASST. CITY ATTORNEY

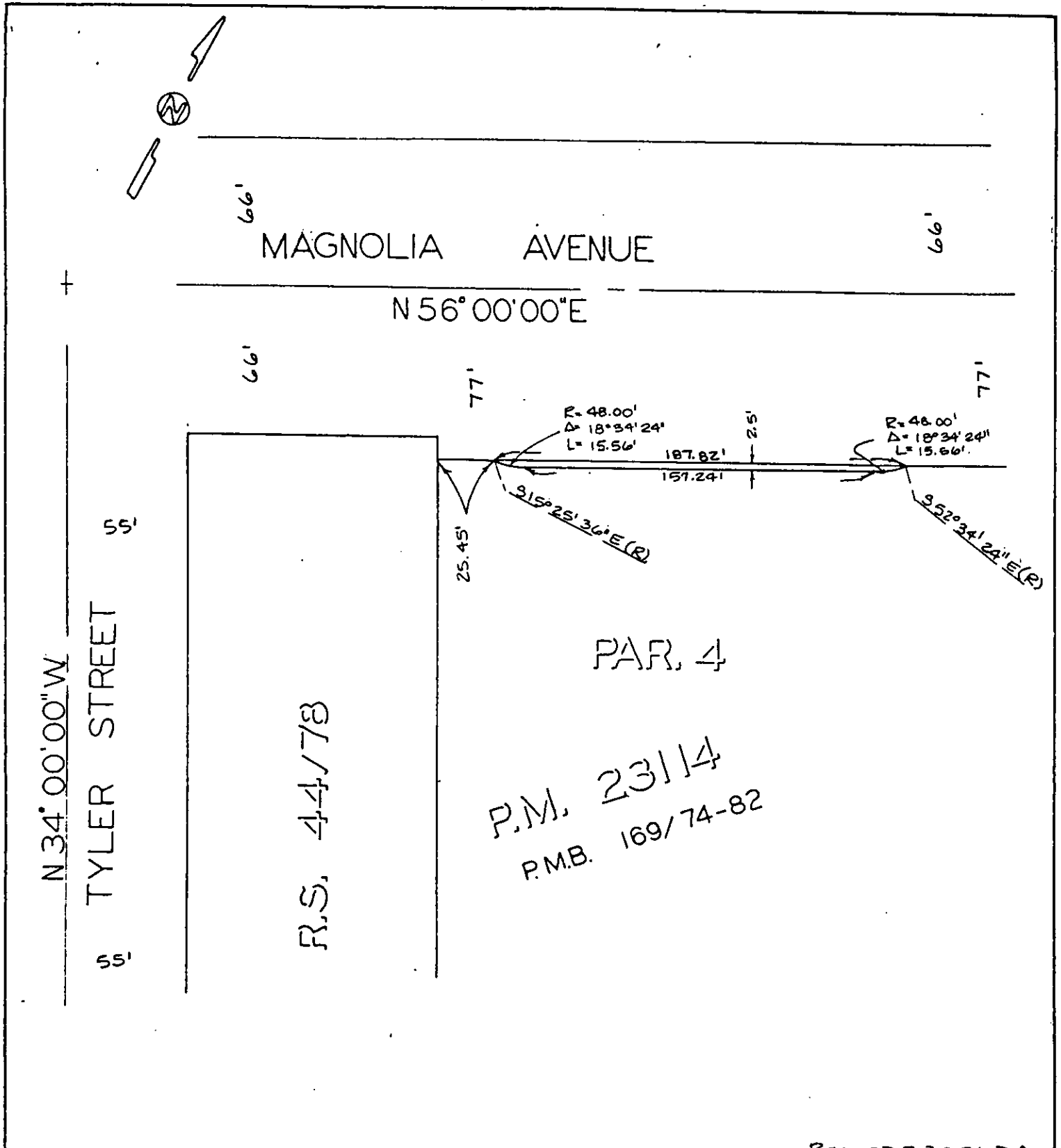
CONSENT TO RECORDATION

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 Oct 22, 1992

[Signature]
Real Property Services Manager
of the City of Riverside

1616u/a



P.M. 23/14
P.M.B. 169/74-82

REVISED 7-30-91 D.A.

• 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

5/21

SCALE: 1" = 60'

DRAWN BY D.A. DATE 5/24/91

SUBJECT C.F.D. 90-2 BUS BAY R/W