

115479

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall  
Riverside, California 92501  
4000 Tyler Street

RECEIVED FOR RECORD  
SEP 19 1975  
20 Min. Past 2 o'clock P.M.  
At Request of  
City of Riverside  
Book 1975, Page 115479  
Recorded in Official Records  
of Riverside County, California  
W.H. DeLoach Recorder  
FEES \$ None  
INDEXED

DOCUMENTARY TRANSFER TAX  
\$ \_\_\_\_\_  None

Signature \_\_\_\_\_  
CITY OF RIVERSIDE

FOR RECORDER'S OFFICE USE ONLY

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

8485

Project: 4000 Tyler Street  
Building Permit

GRANT DEED

KEITH W. BROSS and FRANCES A. BROSS, husband and wife,

Grantor s,

FOR A 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 Block 6 of TRACT NO. 3 of LA SIERRA HEIGHTS, on  
file in Book 8 of Maps, at Page 27 thereof, records of said Riverside  
County, more particularly described as follows:

BEGINNING at the most northerly corner of Parcel "B" of RECORD OF  
SURVEY, on file in Book 39 of Records of Surveys, at Page 46 thereof,  
Records of said Riverside County;

THENCE South 55° 39' 30" West, along the northwesterly line of said  
Parcel "B", a distance of 15.00 feet to a line which is parallel  
with and distant 55.00 feet Southwesterly, as measured at right  
angle, from the centerline of Tyler Street as shown on said Record of  
Survey;

THENCE South 34° 20' 30" East, along said parallel line, 137.41 feet to  
the beginning of a tangent curve with a radius of 23.50 feet and  
concaving Northwesterly;

THENCE Southeasterly, Southerly, Southwesterly, Westerly and North-  
westerly along said curve an arc length of 55.55 feet thru a central  
angle of 135° 26' 20" to the southwesterly line of said Parcel "B",  
said southwesterly line also being the northeasterly line of Hole  
Avenue;

THENCE South 78° 54' 00" East, along said southwesterly line, 42.13  
feet to the beginning of a tangent curve with a radius of 15.00 feet  
and concaving Northwesterly;

THENCE Southeasterly, Easterly, Northeasterly, Northerly and North-  
westerly along said curve an arc length of 35.46 feet thru a central  
angle of 135° 26' 30" to the northeasterly line of said Parcel "B";

THENCE North 34° 20' 30" West, along said northeasterly line, 173.39  
feet to the point of beginning.

Area - 3,447.67 square feet (or 0.079 acres).

DESCRIPTION APPROVAL  
by George P. White 9/18/75 by OS  
Surveyor

8485



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TRACT No 3  
OF  
LA SIERRA HEIGHTS  
M. B. 8/27 RIV. CO.

BLOCK 6

TYLER STREET



R/S 39/60  
RIV. CO.  
PARCEL "B"

$R = 23.50'$   
 $\Delta = 135^{\circ}26'20''$   
 $L = 55.55'$   
 $T = 57.36'$   
 $141.27'$

$R = 15'$   
 $\Delta = 135^{\circ}26'30''$   
 $L = 35.46'$   
 $T = 36.6'$   
 $02.13'$

HOLE AVENUE

• 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

6'14"

SCALE: 1" = 50'

DRAWN BY GS DATE 8/27/75

SUBJECT 4000 TYLER ST.

8485