

29569

When recorded mail to:
City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92501
BLDG. PRM. 1840 Arroyo Dr.

RECEIVED FOR RECORD

MAR 5 1976

22 Min. Post. 3 o'clock P.M.
City of Riverside

29569

Recorded in Official Records
of Riverside County, California

W.H. Doherty Recorder

FEES \$

DOCUMENTARY TRANSFER TAX
\$ None

8601

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 5103)

Project: 1840 Arroyo Drive
Building Permit

GRANT DEED

RONALD MC ELROY and DORIS J. MC ELROY, husband and wife, as joint
tenants, Grantors,

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 Lot 139 of VICTORIA PARK ADDITION, on
file in Book 7 of Maps, at Page 18 thereof, records of said
Riverside County, described as follows:

COMMENCING at a cement point in the centerline of Arroyo
Drive (formerly Norton Avenue) which bears South 44° 09'
00" East 218.78 feet (recorded 218.70 feet) from the
intersection with the centerline of Queen Street as shown
on said Map; said point also being an angle point in said
centerline of Arroyo Drive;

THENCE South 4° 24' 00" West, along said centerline of
Arroyo Drive, 56.77 feet;

THENCE North 85° 36' 00" West 25.00 feet to a point in
the easterly line of Lot 140 of said VICTORIA PARK
ADDITION; said point being the beginning of a tangent
curve with a radius of 28.00 feet, concaving Northwesterly
and being tangent to said easterly line;

THENCE Southwesterly along said curve an arc length of
11.33 feet thru a central angle of 23° 10' 31" to its
intersection with the northerly line of said Lot 139; said
intersection being THE TRUE POINT OF BEGINNING;

THENCE Southwesterly continuing along said curve an arc
length of 6.69 feet thru a central angle of 13° 41' 41"
to the beginning of a reverse curve with the radius of
32.00 feet and concaving Easterly;

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THENCE Southwesterly, Southerly and Southeasterly along said reverse curve an arc length of 49.25 feet thru a central angle of 88° 11' 18" to the easterly line of said Lot 139;

THENCE North 4° 24' 00" East along said easterly line of Lot 139 a distance of 49.96 feet to the northeasterly corner of said Lot 139;

THENCE North 85° 36' 00" West along said northerly line of said Lot 139 a distance of 2.26 feet to said TRUE POINT OF BEGINNING.

Area - 421.87 square feet

DESCRIPTION APPROVAL
by George P. Hutchinson 3/19/76
Surveyor

APPROVED AS TO FORM
Edna R. Sney 2/26/76
ASSISTANT CITY ATTORNEY

Dated 2-26-76

Ronald Mc Elroy
RONALD MC ELROY
Doris J. Mc Elroy
DORIS J. MC ELROY

29569 STATE OF CALIFORNIA, }
COUNTY OF RIVERSIDE } ss.

ON FEBRUARY 26, 1976,
before me, the undersigned, a Notary Public in and for said State, personally appeared
RONALD MC ELROY and
DORIS J. MC ELROY

to be the persons whose names ARE subscribed to the within instrument,
and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

B. Lynn Mitchell
Notary Public in and for said State.

8609

OFFICIAL SEAL
B. LYNN MITCHELL
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
My Commission Expires May 25, 1978

ACKNOWLEDGMENT - General - Volcott's Form 233 - Rev. 3-64

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Arroyo Drive
(Formerly Norton Ave.)
fd. concrete point
per FB. 564/43

141

140

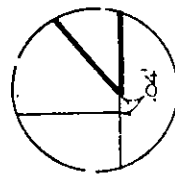
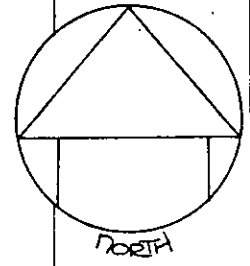
Victoria Park Addition
m.B. 7/16 R.V.Co.

139

138

Portion to be vacated

See Detail



Detail
No. 304

• 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

4/37

SCALE 1" = 20'

DRAWN BY d.v. DATE 2/19/76

SUBJECT Building Permit 1840 Arroyo Dr.

8604