

51367

When recorded mail to:  
City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92501

RECEIVED FOR RECORD  
APR 16 1976  
45 Min. Post 3:00 P.M.  
At Request of  
CITY CLERK  
Book 1976, Page 51367  
Recorded in Official Records  
of Riverside County, California  
W.M. Balogh Recorder  
FEE \$ 1.00

DOCUMENTARY TRANSFER TAX  
\$ \_\_\_\_\_  None  
Signature W.M. Balogh  
CITY OF RIVERSIDE

FOR RECORDER'S OFFICE USE ONLY

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

Project: 10450 Stover Avenue  
Building Permit

GRANT DEED

LLOYD E. BALMER and ANDREA J. BALMER, 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:

All that portion of Lot 1 in Block 23 of LA GRANADA, on file in Book 12  
of Maps, at Page 49 thereof, records of said Riverside County, more  
particularly described as follows:

BEGINNING at the most westerly corner of said Lot;

THENCE South 42° 37' 49" East along the southwesterly line of said Lot  
a distance of 8.12 feet to a line which is parallel with and distant  
33.00 feet Southeasterly, as measured at right angle, from the center-  
line of Stover Avenue;

THENCE North 37° 25' 30" East along said parallel line 54.59 feet to the  
beginning of a tangent curve with the radius of 167.00 feet, concaving  
Southeasterly and being concentric with the centerline curve of Stover  
Avenue as shown by said map;

THENCE Northeasterly along said curve an arc length of 93.73 feet thru  
a central angle of 32° 09' 30" to a line which is parallel with and  
distant 33.00 feet Southeasterly, as measured at right angle, from said  
centerline of Stover Avenue;

THENCE North 69° 35' East along said parallel line 9.85 feet to the south-  
westerly line of that certain parcel of land conveyed to WILLIAM M. MEYERS,  
et ux., by Grant Deed recorded September 8, 1948, as Instrument No. 729 of  
Official Records of said Riverside County;

THENCE North 42° 37' 49" West along said southwesterly line of said parcel  
so conveyed to WILLIAM M. MEYERS, et ux., 8.64 feet to the northwesterly  
line of said Lot;

THENCE South 69° 35' West along said northwesterly line 6.59 feet to the  
beginning of a tangent curve with the radius of 175.00 feet and concaving  
Southeasterly;

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THENCE Southwesterly along said curve as arc length of 98.22 feet thru a central angle of 32° 09' 30" to the end of said curve;

THENCE South 37° 25' 30" West 53.19 feet to the point of beginning; the preceding three courses being along said northwesterly line of said Lot.

Area - 1,264.7 square feet.

DESCRIPTION APPROVAL  
by George P. Hitchcock 3/31/76 by [Signature]  
Surveyor

APPROVED AS TO FORM  
[Signature]  
ASST. CITY ATTORNEY

Dated 4-7-76

Lloyd E. Balmer  
LLOYD E. BALMER

Andrea J. Balmer  
ANDREA J. BALMER

STATE OF CALIFORNIA, ss. COUNTY OF RIVERSIDE

ON APRIL 7, 1976, before me, the undersigned, a Notary Public in and for said State, personally appeared LLOYD E. BALMER AND ANDREA J. BALMER, known to me, 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.

Howard M. Kendall  
Notary Public in and for said State.

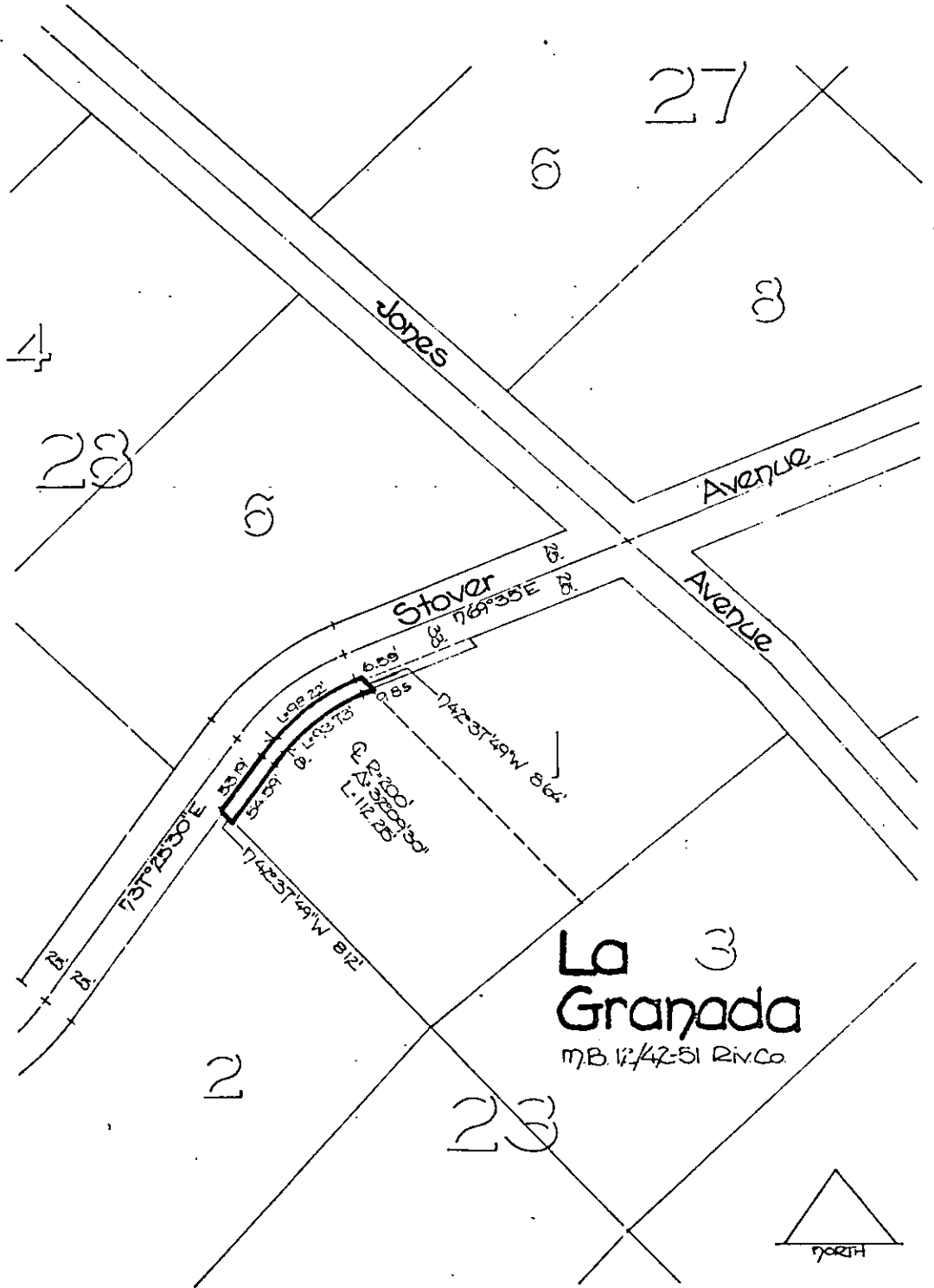
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OFFICIAL SEAL  
Howard M. Kendall  
NOTARY PUBLIC - CALIFORNIA  
PRINCIPAL OFFICE IN  
RIVERSIDE COUNTY  
My Commission Expires May 30, 1976

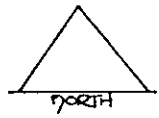
ACKNOWLEDGMENT - Gene of Walcotts Form 213 - Rev. 3/64

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La 3  
Granada  
M.B. 1242-51 RIVCO



• 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 6/6-3

SCALE: 1" = 100' DRAWN BY *J.V.* DATE 3/26/76 SUBJECT Bldg. Permit-10450 Stover Ave.

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