

156817

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92501

FREE RECORDING

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

RECEIVED FOR RECORD
OCT 15 1976
25 Min. Post-Record P.M.
CITY CLERK
Book 1976, Page 156817
Recorded in Official Records
of Riverside County, California
W.H. Dabagh Recorder
FEE \$

FOR RECORDER'S OFFICE USE ONLY

Project: 4610 Central Avenue
Building Permit

8773

GRANT DEED

ROLAND F. NYLEN and RUTH E. NYLEN, 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:

PARCEL 1

The southerly 5.00 feet of the northerly 14.00 feet of Lot 1 of CENTRAL AVENUE TRACT, on file in Book 16 of Maps, at Page 51 thereof, records of said Riverside County.

Area - 278.75 square feet.

PARCEL 2

That portion of Lot 2 of CENTRAL AVENUE TRACT, on file in Book 16 of Maps, at Page 51 thereof, records of said Riverside County, described as follows:

BEGINNING at the southeasterly corner of Parcel 2 of those certain parcels of land conveyed to the City of Riverside by Grant Deed recorded July 15, 1968, as Instrument No. 67199 of Official Records of said Riverside County;

THENCE South 0° 01' 42" West (Recorded South 0° 27' West) along the easterly line of said Lot a distance of 5.00 feet to a line which is parallel with and distant 44.00 feet Southerly, as measured at right angle, from the centerline of Central Avenue, as shown by said map;

THENCE South 89° 25' 16" West along said parallel line 34.74 feet to the beginning of a non-tangent curve with the radius of 40.00 feet and concaving Southeasterly;

THENCE Southwesterly and Southerly along said curve an arc length of 42.19 feet thru a central angle of 60° 26' 13" to the westerly line of said Lot;

THENCE North 0° 01' 42" East along said westerly line 16.58 feet to the beginning of a non-tangent curve with a radius of 28.00 feet and concaving Southeasterly;

THENCE Northeasterly and Easterly along said curve an arc length of 38.95 feet thru a central angle of 79° 41' 44" to a line which is parallel with and distant 39.00 feet Southerly, as measured at right angle, from said centerline of Central Avenue;

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THENCE North 39° 25' 16" East along said parallel line 27.70 feet to the point of beginning; the preceding two courses being along the southerly line of said Parcel 2 so conveyed to the City of Riverside.

Area - 323.07 square feet.

DESCRIPTION APPROVAL
by George L. Nylén 8/16 by OS

Dated 10-11-76

Roland F. Nylén
ROLAND F. NYLEN
Ruth E. Nylén
RUTH E. NYLEN

APPROVED AS TO FORM

Clarence Sumner Oct 12, 1976

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STATE OF CALIFORNIA,)
COUNTY OF Riverside) ss.

ON October 11 1976
before me, the undersigned, a Notary Public in and for said State, personally appeared
Roland F. Nylén and Ruth E. Nylén

known to me,
to be the person S whose name S subscribed to the within instrument,
and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

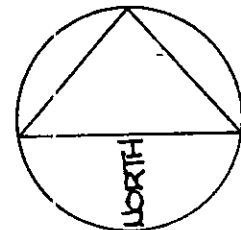
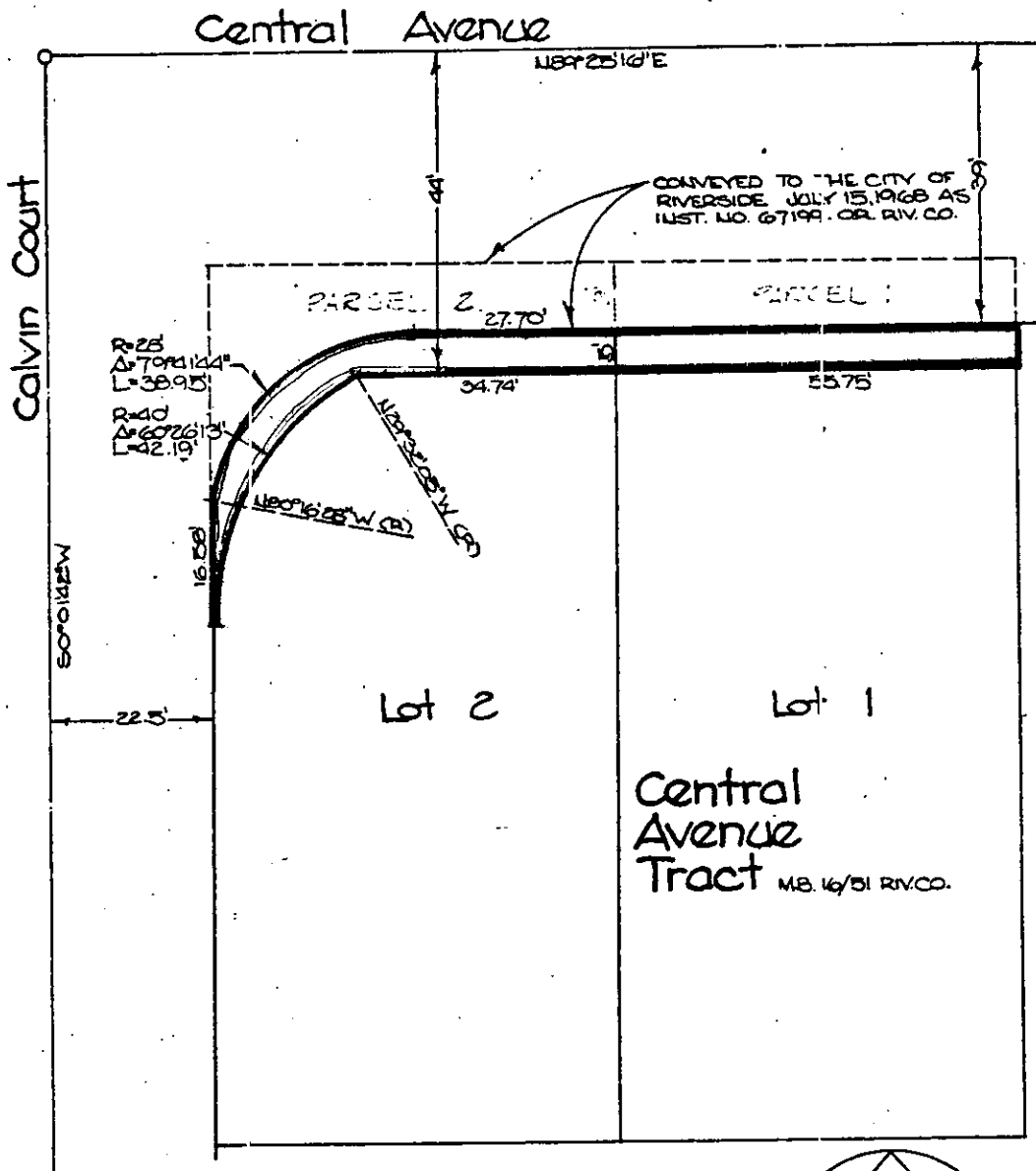
Dean C. Price
Notary Public in and for said State.

OFFICIAL SEAL
DEAN C. PRICE
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
SAN BERNARDINO COUNTY
My Commission Expires Aug. 21, 1978

ACKNOWLEDGMENT—GENERAL—MODEL FOR FORM 233—REV. 3-64

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1658
7/1/6

• 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

4/17

SCALE: 1" = 20'

DRAWN BY: [Signature] DATE 9/4/76

SUBJECT Bldg. Permit - 4610 Central Ave.

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