

When recorded mail to:

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

20187

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

FEB 4 1977

55 Min. Rec. of City of Riverside

Book 1877, Page

20187

Recorded in Office of Recorder of Riverside County, California

W.H.O. Dalglish Recorder

FEB 4 1977

FOR RECORDER'S OFFICE USE ONLY

Project: 4307 Tyler Street
Building Permit

8848

GRANT DEED

PETE V. ESPINOZA and HELEN V. ESPINOZA, 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

That portion of Lot 1 of Tract No. 2295, on file in Book 46 of Maps, at Page 32 thereof, records of said Riverside County, more particularly described as follows:

BEGINNING at the most easterly corner of said Lot;

THENCE North 28° 49' 30" West, along the northeasterly line of said Lot, a distance of 8.05 feet to a line which is parallel with and distant 33.00 feet northwesterly, as measured at right angle, from the centerline of Clara Vista Lane (formerly Hermosa Avenue);

THENCE South 54° 58' 30" West, along said parallel line, 50.00 feet to the beginning of a tangent curve with a radius of 23.50 feet and concaving northerly;

THENCE Southwesterly, Westerly, and Northwesterly along said curve an arc length of 37.19 feet, thru a central angle of 90° 41' 00" to a line which is parallel with and distant 55.00 feet northeasterly, as measured at right angle, from the centerline of Tyler Street (formerly Tyler Avenue);

THENCE North 34° 20' 30" West, along said parallel line, 26.47 feet to an angle point in said parallel line;

THENCE North 34° 20' 00" West, continuing along said parallel line, 25.57 feet to the northwesterly line of said Lot;

THENCE South 55° 40' 00" West, along said northwesterly line, 11.00 feet to the most westerly corner of said Lot;

THENCE South 34° 20' 00" East, 25.57 feet;

THENCE South 34° 20' 30" East, 42.19 feet to the beginning of a tangent curve with a radius of 16.00 feet and concaving northerly;

20187

THENCE Southeasterly, Easterly, and Northeasterly along said curve an arc length of 25.32 feet, thru a central angle of $90^{\circ} 41' 00''$ to the end thereof;

THENCE North $54^{\circ} 58' 30''$ East, 67.81 feet to the point of beginning; the preceding four courses being along the southwesterly, southerly and southeasterly line of said Lot.

Area - 1,575.3 square feet.

PARCEL 2

That portion of Lot 6 of TRACT NO. 2295, on file in Book 46 of Maps, at Page 32 thereof, records of said Riverside County, more particularly described as follows:

BEGINNING at the most southerly corner of said Lot;

THENCE North $28^{\circ} 49' 30''$ West, along the southwesterly line of said Lot, a distance of 8.05 feet to a line which is parallel with and distant 33.00 feet northwesterly, as measured at right angle, from the centerline of Clara Vista Lane (formerly Hermosa Avenue);

THENCE North $54^{\circ} 58' 30''$ East, along said parallel line, 7.20 feet to the beginning of a tangent curve with a radius of 67.00 feet, concaving Northwestery and being concentric with the centerline curve of said Clara Vista Lane, as shown on said map;

THENCE Northeasterly and Northerly along said curve an arc length of 68.49 feet, thru a central angle $58^{\circ} 34' 00''$ to a line which is parallel with and distant 33.00 feet Westerly, as measured at right angle, from said centerline of Clara Vista Lane;

THENCE North $3^{\circ} 35' 30''$ West, along said parallel line, 50.97 feet to the northerly line of said Lot;

THENCE North $86^{\circ} 24' 30''$ East, along said northerly line, 8.00 feet to the northeasterly corner of said Lot;

THENCE South $3^{\circ} 35' 30''$ East, along the easterly line of said Lot, a distance of 50.97 feet to the beginning of a tangent curve with a radius of 75.00 feet and concaving northwesterly;

THENCE Southerly and Southwesterly along said curve an arc length of 76.66 feet, thru a central angle of $58^{\circ} 34' 00''$ to the end thereof;

THENCE South $54^{\circ} 58' 30''$ West, 8.07 feet to the point of beginning; the preceding three courses being along said easterly and southeasterly line of said Lot.

Area - 1,049.4 square feet.

DESCRIPTION APPROVAL
By *[Signature]* 1/31/77
Surveyor

20187

Dated Feb 1, 1977

Pete V. Espinoza
PETE V. ESPINOZA
Helen V. Espinoza
HELEN V. ESPINOZA

APPROVED AS TO FORM
Barbara Susan

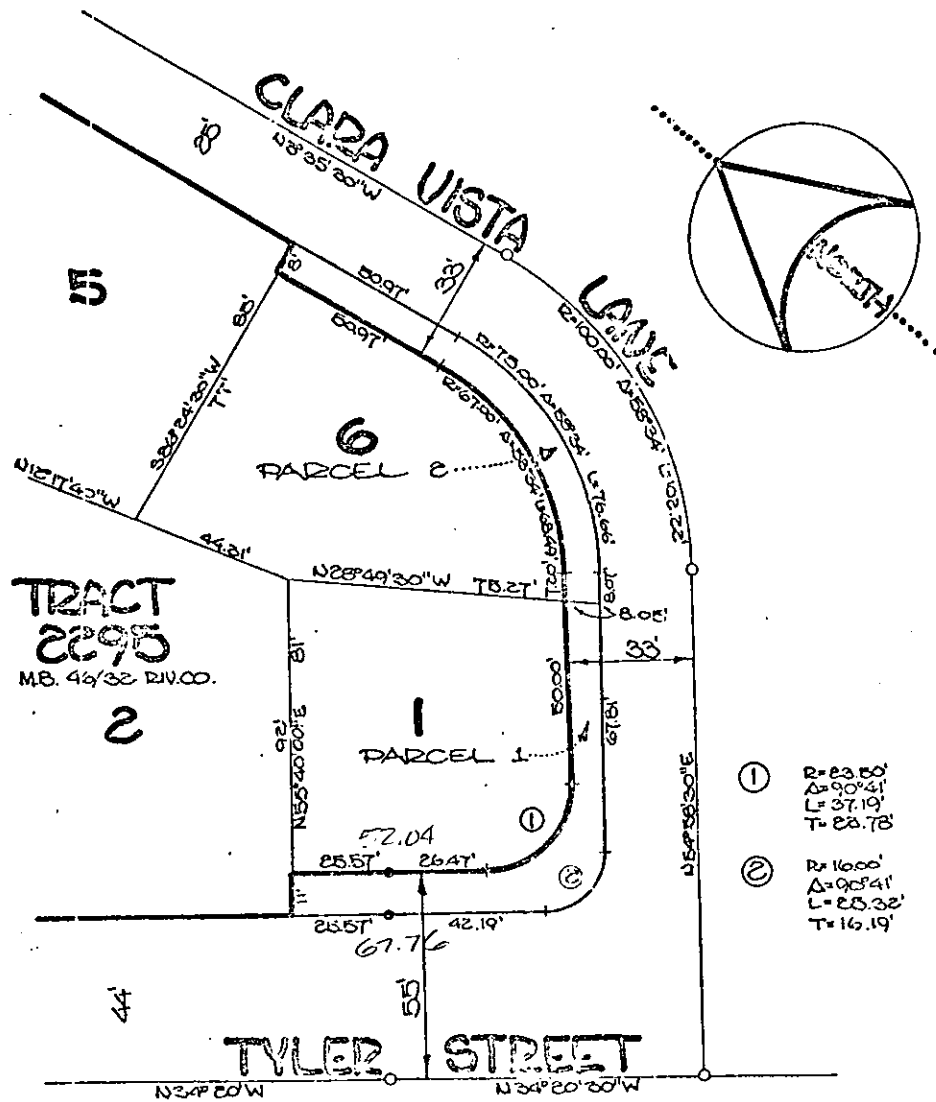
STATE OF CALIFORNIA, ss.
 COUNTY OF RIVERSIDE ON FEBRUARY 1, 1977,
 before me, the undersigned, a Notary Public in and for said State, personally appeared
PETE V. ESPINOZA & HELEN V. ESPINOZA, known to me,
 and acknowledged to me that they subscribed to the within instrument,
 to be the persons whose names executed the same.
 WITNESS my hand and official seal.

Frank A. Sellaro
Notary Public in and for said State.

20187



20187



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

6/16-4

SCALE: 1"=60'

DRAWN BY: [Signature] DATE: 1/1/13

SUBJECT: BLDG PERMIT-4007 TYLER

8848