

72720

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

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

APR 17 1978

Min. Past 2 o'clock P.M.

At Request of
CITY CLERK

Book 1978, Page 72720

Recorded in Official Records
of Riverside County, California

W.H. Dwyer Recorder

FEES

FOR RECORDER'S OFFICE USE ONLY

Project: 4103 Tyler Street
Building Permit

GRANT DEED

9328

JAMES WILLIAM DAWSON and GERALDINE FLORENCE DAWSON, 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 Lots 24 and 25 in Block 45 of LA GRANADA, on file in Book 12 of Maps, at Page 48 thereof, records of said Riverside County, more particularly described as follows:

BEGINNING at the most southerly corner of said Lot 24;

THENCE North 54° 58' 30" East, along the southeasterly line of said Lot 24 a distance of 200 feet to the most easterly corner of said Lot 24;

THENCE North 34° 20' 30" West, along the northeasterly line of said Lot 24 a distance of 8.00 feet to a line which is parallel with and distant 33.00 feet northwesterly, as measured at right angle, from the centerline of Bonita Avenue;

THENCE South 54° 58' 30" West, along said parallel line 170.66 feet to the beginning of a non-tangent curve with a radius of 40.00 feet and concaving northerly; the radial line of said curve at said beginning bears South 3° 14' 15" East;

THENCE Westerly along said curve an arc length of 20.90 feet, thru a central angle of 29° 56' 22" 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 176.95 feet to the northwesterly line of said Lot 25;

THENCE South 54° 58' 30" West, along said northwesterly line 15.00 feet to the most westerly corner of said Lot 25;

THENCE South 34° 20' 30" East, along the southwesterly line of said Lots 25 and 24 a distance of 200.01 feet to the point of beginning.

Area - 0.105 of an acre.

DESCRIPTION APPROVAL
George H. Hutchinson 3/15/78

9328

STATE OF CALIFORNIA } ss.
COUNTY OF ORANGE

ON March 16th, 1978,
before me, the undersigned, a Notary Public in and for said State, personally appeared
James William Dawson and Geraldine Florence Dawson
_____, known to me,
to be the person S whose name S subscribed to the within instrument,
and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

Janet Lee Claunch
Notary Public in and for said State.
Janet Lee Claunch

72720

OFFICIAL SEAL
JANET LEE CLAUNCH
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Expires June 21, 1981

ACKNOWLEDGMENT - General - Walcotts Form 233 - Rev. 3-84

Dated 3-16-78

72720

James William Dawson
JAMES WILLIAM DAWSON
Geraldine Florence Dawson
GERALDINE FLORENCE DAWSON

APPROVED AS TO FORM
Clarice Hussey
CLARICE HUSSEY
DEPUTY CITY ATTORNEY

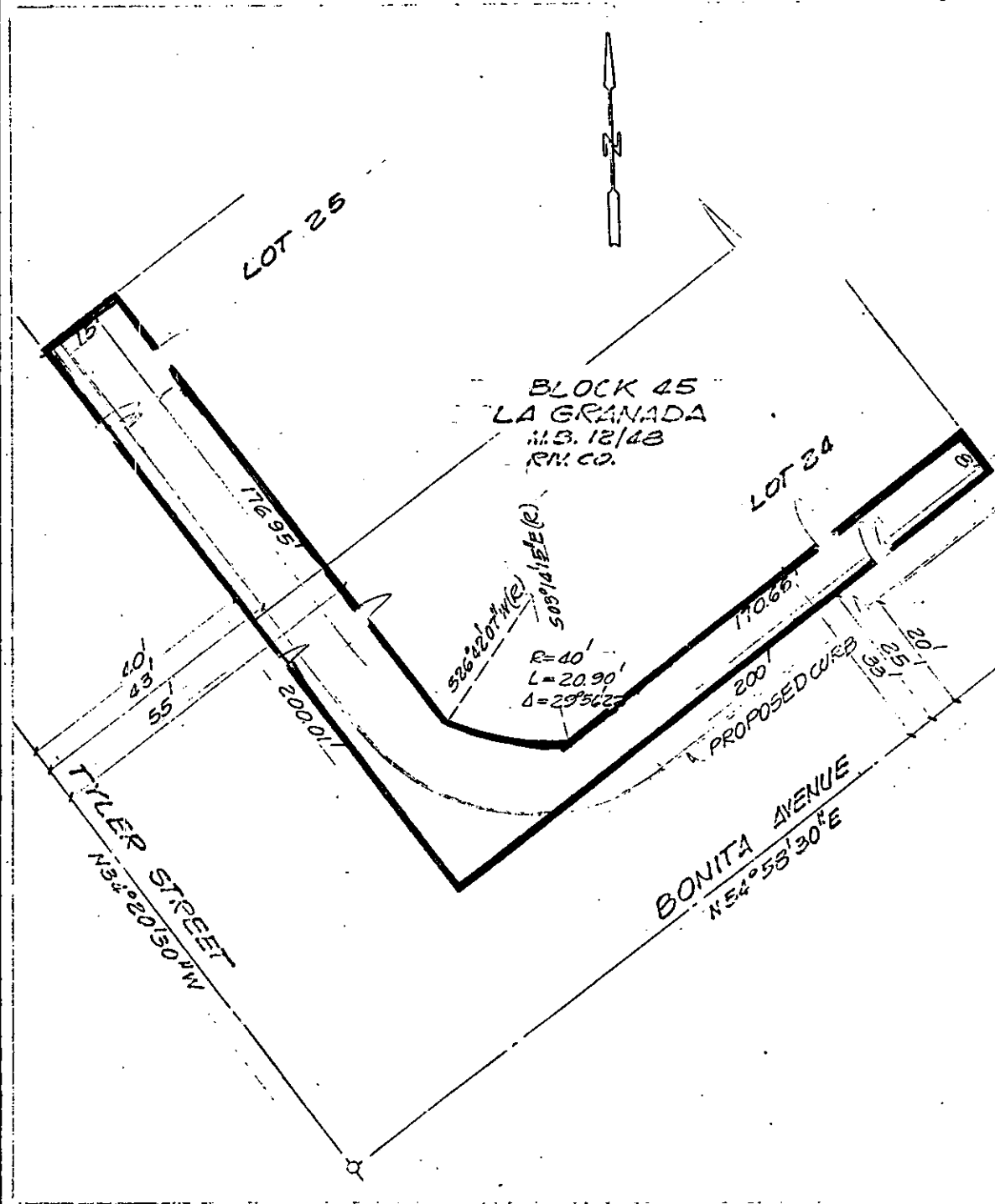
CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by this Instrument to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 as Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 4/14/78

Am Rice
Property Services Manager

72720



• 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-

SCALE: 1" = 20'

DRAWN BY [signature] DATE 3/16/20

SUBJECT: 4103 TYLER ST. BLDG. PERMIT

9328