

When recorded mail to
City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

124212

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
JUN 18 1978
L.S. Min. Post 3:00 P.M.
At Request of
CITY CLERK
Book 1978, Page 17422
Recorded in Office of Recorder
of Riverside County, California
W.W. Daugh
FEES \$

FOR RECORDER'S OFFICE USE ONLY

Project: R-141-634
4103 Tyler Street

GRANT DEED

JAMES WILLIAM DAWSON and GERALDINE FLORENCE DAWSON, husband and wife, as joint tenants,

Grantor s,

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 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
[Signature]
6/27/78

Dated 6/6/78

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

124212

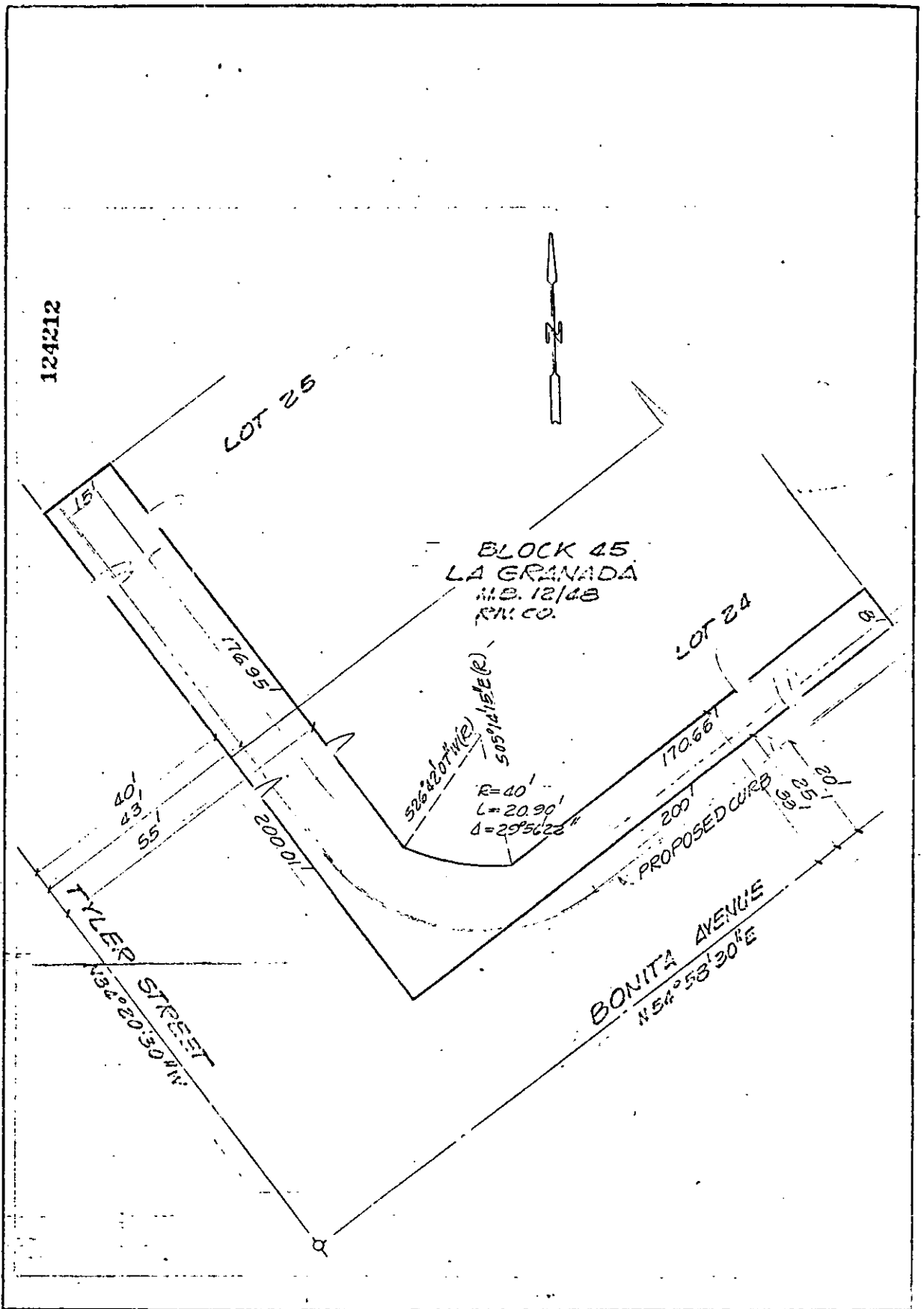
APPROVED AS TO FORM
[Signature]
CITY ATTORNEY

CONSENT TO RECORDATION

HIS 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 2/16/78

[Signature]
Property Services Manager



◦ 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

6/15-4

SCALE: 1" = 20'

DRAWN BY G.S. DATE 5/14/79

SUBJECT 4103 TYLER ST. & LOG. PERMIT

9373