

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

22423

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 RECORDING
5 Min. Past 1 o'clock
At Request of
City Clerk
Book 1980, Page 22423
FEB 1 1980
Recorded in Official Records
of Riverside County, California
D. J. ... Recorder
FEES \$

FOR RECORDER'S OFFICE USE ONLY

Project: R-109-645
3953-55 Tyler Street

GRANT DEED

9783

EDDIE R. FISCHER, an unmarried man, doing business as LeBaron

Investments, _____ Grantor

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
does 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 Lot 12 in Block 34 of the Lands of The River-
side Land and Irrigating Co., on file in Book 1 of Maps, at
Page 70 thereof, records of San Bernardino County, California,
more particularly described as follows:

COMMENCING at the intersection of the centerline of Magnolia
Avenue with the centerline of Tyler Street;

THENCE North 34° 16' 31" West, along said centerline of Tyler
Street 597.85 feet to the beginning of a tangent curve with a
radius of 1,500.00 feet and concaving southwesterly;

THENCE Northwesterly along said curve an arc length of 128.49
feet, thru a central angle of 4° 54' 29" to the beginning of
a reverse curve with a radius of 1,500.00 feet and concaving
northeasterly;

THENCE Northwesterly along said reverse curve an arc length
of 128.49 feet, thru a central angle of 4° 54' 29" to a line
which is parallel with and distant 11.00 feet southwesterly,
as measured at right angle, from said centerline of Tyler
Street;

THENCE North 55° 43' 29" East, 51.00 feet to the southwesterly
line of said Lot and to the true point of beginning;

THENCE North 34° 16' 31" West, along said southwesterly line
95.94 feet to the most southerly corner of Parcel 4 of Record
of Survey, on file in Book 37 of Record of Surveys, at Page
80 thereof, records of Riverside County;

THENCE North 71° 27' 49" East, along the southeasterly line of
said Parcel 4 a distance of 4.16 feet to a line which is parallel
with and distant 44.00 feet northeasterly, as measured at right
angle, from said centerline of Tyler Street;

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THENCE South 34° 16' 31" East, along said parallel line 94.81 feet to the beginning of a tangent curve with a radius of 1,445.00 feet, concaving northeasterly and being concentric with hereinabove described reverse curve;

THENCE Southeasterly along said curve an arc length of 94.53 feet, thru a central angle 3° 44' 54" to the northwesterly line of that certain parcel of land conveyed as Parcel 1 to Cleo U. Zehnpfenig, by deed recorded January 12, 1970, as Instrument No. 2880 of Official Records of said Riverside County;

THENCE Southwesterly along said northwesterly line 7.09 feet to said southwesterly line of said Lot 12;

THENCE North 34° 16' 31" West, along said southwesterly line of Lot 12 a distance of 94.46 feet to the point of beginning.

Area - 0.02 of an acre.

DESCRIPTION APPROVAL
[Signature]
1/21/80
Recorder

Dated Jan. 21, 1980

[Signature]
EDDIE R. FISCHER

APPROVED AS TO FORM

[Signature]
SENIOR 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 Feb. 1, 1980

[Signature]
Property Services Manager

22423

TYLER STREET

RECORD OF SURVEY
R/S 37, 80 RIV. CO
PARCEL 4

12

THE LANDS OF
THE RIVERWIDE
LAND & IRRIGATING CO.
- M.B. 1170 S.B. CO.

BLOCK 34

JAN. 12, 1970
#2880 OFF REC.

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MAGNOLIA AVENUE

$R=1500'$ $\Delta=4^{\circ}54'29''$
 $L=128.49'$ $T=64.29'$

$R=1500'$ $\Delta=4^{\circ}54'29''$
 $L=128.49'$ $T=64.29'$

$N34^{\circ}16'31''W$

$N55^{\circ}43'29''E$

$R=1445'$ $\Delta=34454'$
 $L=94.59'$

709'

95.94'

94.81'

2.16'

$N71^{\circ}27'29''E$

44'

11'

40'

51'

74'

597.85'

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
SCALE: 1" = 50'	DRAWN BY: [Signature] DATE: 1-4-70	SUBJECT: A-100-C-65 3953-38 TYLER ST.

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