

162121

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

RECEIVED FOR RECO.
Min. Past 2 o'clock P.M.
At Request of
City Clerk
Book 1980, Page 162121
SEP 5 1980
Recorded in Official Records
of Riverside County, California
D. J. S. Recorder
FEES \$

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

FOR RECORDER'S OFFICE USE ONLY

Project: 10306 Arlington Avenue
Building Permit

GRANT DEED

9980

BASIC PROPERTIES, a partnership,
Grantor

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
do es 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:

All that portion of Lot 4 in Block 1 of La Granada, as
shown by map on file in Book 12 of Maps, at Page 42 thereof,
records of said Riverside County, more particularly described
as follows:

BEGINNING at a point in the easterly line of said Lot,
distant South 08° 26' 25" West, 164.00 feet from the north-
easterly corner of said Lot; said point being also the south-
easterly corner of that certain parcel of land conveyed to
Alexander Lindenbaum, et al., by deed recorded July 5, 1960,
as Instrument No. 59047 of Official Records of said
Riverside County;

THENCE North 89° 30' 25" West, along the southerly line
of said parcel 30.29 feet to a line which is parallel with
and distant 55.00 feet westerly, as measured at right angle,
from the centerline of Tyler Street (formerly Tyler Avenue);

THENCE North 08° 26' 25" East, along said parallel line
118.49 feet to the beginning of a non-tangent curve with a
radius of 39.50 feet and concaving southwesterly; the radial
line at said beginning of said non-tangent curve bears North
69° 17' 55" East;

THENCE Northwesterly along said curve an arc length of 27.20
feet, thru a central angle of 39° 27' 32" to the beginning
of a reverse-curve with a radius of 17,555.00 feet, con-
caving northerly and being concentric with the centerline
curve of Arlington Avenue, as shown by record of survey on
file in Book 33 of Record of Surveys, at Page 90 thereof,
records of said Riverside County; the radial line at said
beginning of said reverse-curve bears North 00° 40' 01" East;

THENCE Westerly along said reverse-curve an arc length of
99.32 feet, thru a central angle of 0° 19' 27" to the
westerly line of said parcel so conveyed to Alexander
Lindenbaum, et al.;

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THENCE North 08° 26' 25" East, along said westerly line 11.09 feet to a point in the south line of Parcel 6 of said Record of Survey, on file in Book 33 of Record of Surveys, at Page 90 thereof; said point being the beginning of a non-tangent curve with a radius of 17,544.00 feet, concaving northerly and being concentric with said centerline curve of Arlington Avenue; the radial line at said point of said curve bears South 0° 59' 11" West;

THENCE Easterly along said curve an arc length of 121.20 feet, thru a central angle of 0° 23' 45" to the beginning of a reverse curvature with a radius of 25.00 feet and concaving southwesterly;

THENCE Easterly, Southeasterly and Southerly along said curve an arc length of 42.70 feet, thru a central angle of 97° 50' 59" to said easterly line of Lot 4;

THENCE South 08° 26' 25" West, along said easterly line 121.16 feet to the point of beginning.

Area - 0.133 of an acre.

DESCRIPTION APPROVAL
George Hutchinson 1/30/80
Surveyor

BASIC PROPERTIES, a partnership,

Dated Feb. 12, 1980

By *T. J. Johnson*

APPROVED AS TO FORM

Ray Wilson
SENIOR DEPUTY CITY ATTORNEY

By _____

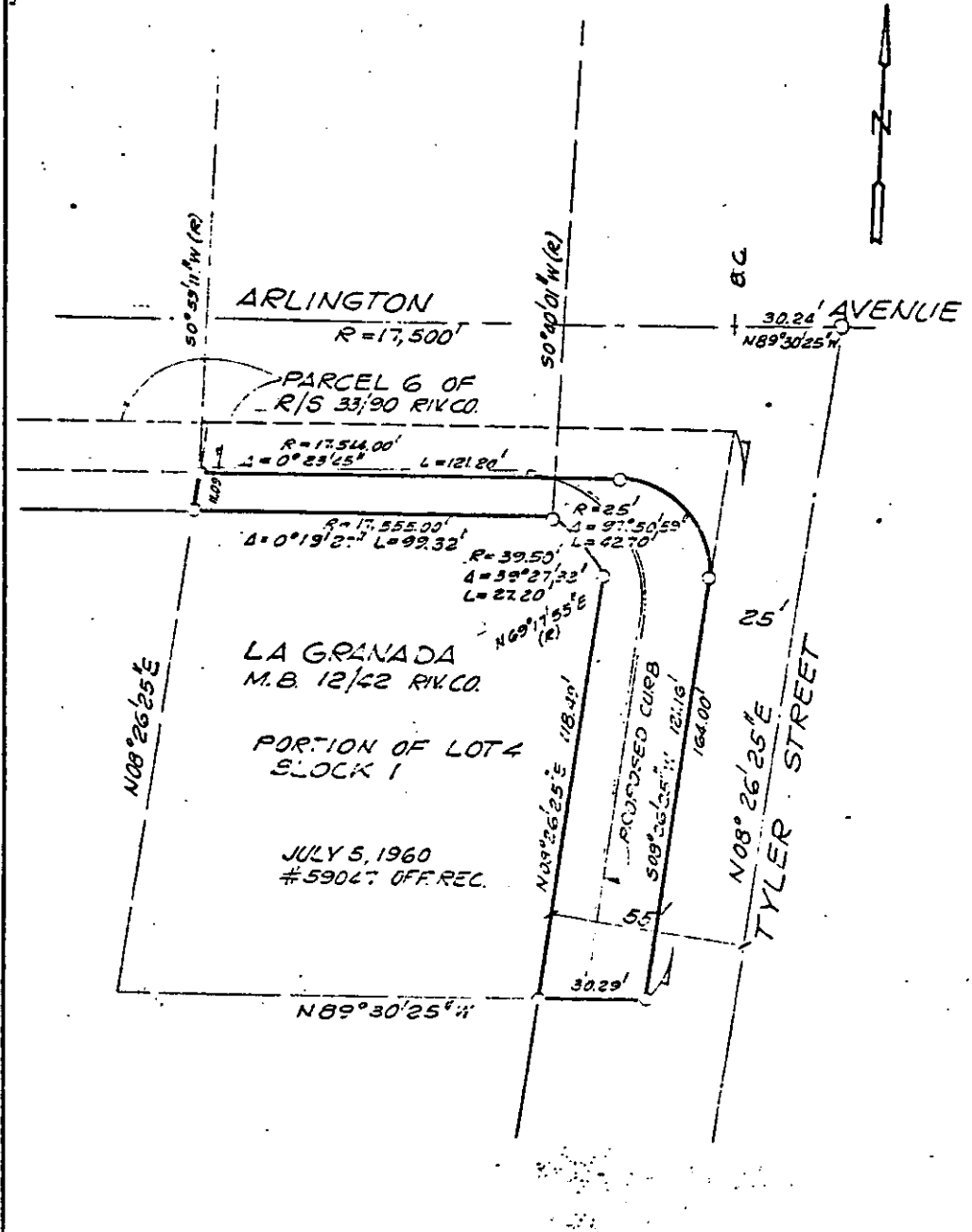
CONSENT TO RECORDATION

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 9/5/80

Amelia
Property Services Manager

162121



• 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 <u>1</u> OF <u>1</u>	6/10-6
SCALE: 1" = 40'	DRAWN BY <u>GS</u> DATE <u>12/20/79</u>	SUBJECT <u>10306 ARLINGTON AVE, BLDG. PERMIT</u>	

9920