

When recorded mail to:

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

169240

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
Min. Post-3 o'clock P.M.
At Receipt of
City Clerk
Book 1981, Page 169240

SEP - 4 1981

Recorded in Official Records
of Riverside County, California
Donald T. Leahy Recorder
FEES \$

FOR RECORDER'S OFFICE USE ONLY

Project: 7375 Cypress Avenue
Building Permit

GRANT DEED

10170

CHARLES R. WARDE, DONALD T. LEAHY, LEONARD G. MUSKIN, N. MATTHEW GROSSMAN,
and DONALD T. LEAHY. As Trustee, THOMAS R. WARDE TRUST, 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:

All that portion of Lot 277 and Lot N (Harold Street, vacated)
of Camp Anza Subdivision No. 1, as shown by map on file in
Book 22, Page 82 of Maps, records of said Riverside County,
more particularly described as follows:

BEGINNING at the southwesterly corner of Parcel 1 of Parcel
Map 13804, as shown by map on file in Book 66, Page 14 of
Parcel Maps, records of said Riverside County; said corner
being in a line which is parallel with and distant 44.00 feet
north, as measured at right angle, from the centerline of
Cypress Avenue;

THENCE North 89° 28' 00" West, along said parallel line
225.37 feet;

THENCE North 49° 03' 17" West, 35.46 feet to the easterly line
of Harold Street as shown by said Parcel Map 13804;

THENCE South 0° 30' 30" West, along said easterly line 14.00
feet to the beginning of a tangent curve with a radius of
20.00 feet and concaving northeasterly;

THENCE Southerly, Southeasterly and Easterly along said
curve an arc length of 31.41 feet, thru a central angle of
89° 58' 30" to the south line of said Lot 277;

THENCE South 89° 28' 00" East, along said south line of Lot
277 a distance of 232.41 feet to the southwest corner of
Parcel A of said Parcel Map;

THENCE North 0° 18' 00" East, along the west line of said
Parcel A a distance of 11.00 feet to the point of beginning.

Area - 0.069 of an acre.

DESCRIPTION APPROVAL
George P. Hutchinson 3/7/81
Surveyor

169240

Dated April 20, 1981

APPROVED AS TO FORM

Paul M. Christian
DEPUTY CITY ATTORNEY

Charles R. Warde
CHARLES R. WARDE

Donald T. Leahy
DONALD T. LEAHY

Leonard G. Muskin
LEONARD G. MUSKIN

N. Matthew Grossman
N. MATTHEW GROSSMAN

Donald T. Leahy as Trustee
DONALD T. LEAHY as Trustee
Thomas R. Warde Trust

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 9-4-1981

Paul F. ...
Property Services Manager

169240

HAROLD STREET

N0°30'30"E

22'
30'

FOR. OF LOT N
VAC. MAY 19, 1959. 2474453 OFF. REC.

N42°03'17"W
35.66'

R=20'
L=31.41'
Δ=89°58'30"

CAMPANZA
SUBDIVISION NO. 1
M.B. 22/82 RIV. CO.

277



N0°18'00"E

PARCEL 1

PARCEL MAP 13804
P.M.B. 66/14 RIV. CO.

LOT
L.A.

225.37'

232.01'

FUTURE CURB & GUTTER

CYPRESS

AVENUE

N89°28'00"W

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" = 20'

DRAWN BY GS DATE 3/24/81

SUBJECT 7375 CYPRESS AVE, BLDG. PERMIT

10170