

When recorded mail to

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

41679

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  
30 Min. Past 5 o'clock P.M.  
At Request of  
City Clerk

Book 1983, Page 41679

MAR - 4 1983

Recorded in Official Records  
of Riverside County, California

William S. Borah  
Recorder  
Fees

FOR RECORDER'S OFFICE USE ONLY

Project: Van Buren Boulevard Widening  
Parcel 13

GRANT DEED

10530

THE VAN BUREN LAND CO., a limited partnership,

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:

A strip of land 7.00 feet in width over a portion of the NE 1/4 of the NE 1/4 of the SE 1/4 of Section 1, T. 3 S., R. 6 W., S.B.M., more particularly described as follows:

BEGINNING at the southeasterly corner of Lot "PP" of Alcazar, as shown by map on file in Book 16, Page 32 of Maps, records of said Riverside County;

THENCE South 89° 39' 10" West, along the south line of said Lot "PP" and along the south line of Lot 22 of said Alcazar Subdivision a distance of 7.00 feet to a line which is parallel with and distant 47.00 feet west, as measured at right angle, from the centerline of Van Buren Boulevard;

THENCE South 0° 20' 40" West, along said parallel line 191.00 feet to North line of that certain parcel of land conveyed to Philbin-Van Buren Land Company, a limited liability partnership, by deed recorded June 29, 1973, as Instrument No. 86115 of Official Records of said Riverside County;

THENCE North 89° 40' 40" East, along said north line 7.00 feet to the west line of said Van Buren Boulevard;

THENCE North 0° 20' 40" East, along said west line 191.00 feet to the point of beginning.

Area - 1,337 square feet.

DESCRIPTION APPROVAL  
by George P. Hutchinson, 7/15/80, by GB  
Survivor

41679

APPROVED AS TO FORM  
*John Woodbeck*  
CITY ATTORNEY

THE VAN BUREN LAND CO.,  
a limited partnership

Dated 1-5-83

BY: *[Signature]*

BY: \_\_\_\_\_

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by this instrument dated 1/5/83 from The Van Buren Land Co

for 2 ft strip over portion of NE 1/4 of NE 1/4 of SE 1/4 Sec. 1 T33

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 January 28, 1983, as Instrument No. 18154 of Official Records of Riverside County, and the grantee hereby consents to recordation of this instrument through the undersigned duly authorized officer.

Dated 3/4/83

*[Signature]*  
Real Property Services Manager

10530

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PHILBIN AVENUE

N89°26'04"W 660.26'

40'

618.27'  
611.29'

R = 31'  
Δ = 20°33'40"  
L = 11.13'

697'

ALCAZAR TRACT  
M.B. 16/31-34 RIV. CO.  
LOT 22

S00°21'02"W 230.22'  
190.22'

REM. 2.61 AC.

14

905.31 SQ. FT.

169.57'

180.37'

BOULEVARD

219.70'

42'

N00°20'40"E

N89°39'10"E 613.33'  
618.33'

POR. OF  
SECTION 1  
T.3S., R.6W., S.B.M.

REM. 2.69 AC.

13

1,337.00 SQ. FT.

7'

191.00'

191.00'

BUREN

40'

VAN

N89°40'40"E 613.34'

190.73'

• 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 B OF 18

SCALE: 1" = 40'

DRAWN BY SK DATE 6/11/80

SUBJECT VAN BUREN BOULEVARD WIDENING

10530