

When recorded mail to

FIRST AMERICAN TITLE COMPANY
OF RIVERSIDE

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

RECEIVED FOR RECORD
AT 8:30 O'CLOCK A.M.
AT REQUEST OF
FIRST AMERICAN TITLE COMPANY
OF RIVERSIDE

JUN 19 1985

Recorded in Official Records
of Riverside County, California
William E. Stoney
RECORDER
Fee \$

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: Van Buren Boulevard Widening
Parcel 5

GRANT DEED

11229

SAM and PHIL KELBER, a 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:

All that portion of the north 355 feet of the N 1/2 of the E 1/2 of
the SE 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 southeast corner of that certain parcel of land
conveyed to Sam and Phil Kelber, a partnership, by deed recorded
March 25, 1971, as Instrument No. 30400 of Official Records of
said Riverside County;

THENCE South 89° 29' 20" West, along the south line of said parcel
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 east line of
said Section 1, said east line being also the centerline of Van
Buren Boulevard;

THENCE North 0° 20' 40" East, along said parallel line 121.16
feet to the beginning of a tangent curve with a radius of 28.00
feet and concaving southwesterly;

THENCE Northerly, Northwesterly, and Westerly along said curve an
arc length of 44.33 feet thru a central angle of 90° 42' 25" to
the south line of Wells Avenue, (formerly Huron Avenue);

THENCE North 89° 38' 15" East, along said south line 10.04 feet to
the beginning of a tangent curve with a radius of 25.00 feet and
concaving southwesterly;

THENCE Easterly, Southeasterly and Southerly along said curve an arc
length of 39.58 feet, thru a central angle of 90° 42' 25" to the
west line of Van Buren Boulevard;

THENCE South 0° 20' 40" West, along said west line 124.18 feet to
the point of beginning.

Area - 1,081.71 square feet.

DESCRIPTION APPROVAL

George P. Hitchman 7/15/85 by *[Signature]*
Surveyor

151-380-006-7
132725
1535795-5

132725

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SAM and PHIL KELBER, a partnership,

dated May 1, 1985

BY: [Signature]
EXECUTRIX OF THE SAM KELBER ESTATE

BY: Phil Kelber

APPROVED AS TO FORM

[Signature]
SENIOR DEPUTY CITY ATTORNEY

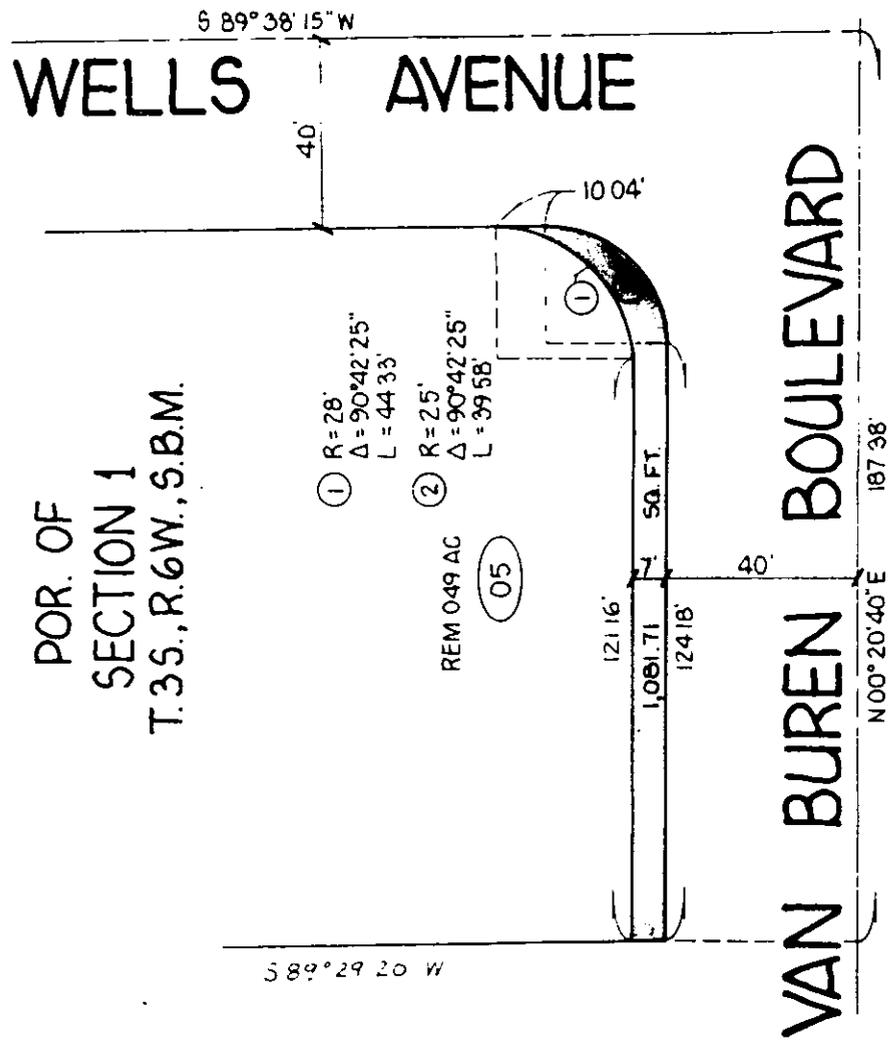
CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by this annexed instrument dated May 1, 1985 from Sam & Phil Kelber, a partnership to the City of Riverside, a municipal corporation of the State of California, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 14883 of said City Council adopted on January 25, 1983, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated: 6/5/85

[Signature]
Property Services Manager

132725



• 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 4 OF 18

6/16-2

SCALE 1" = 40'

DRAWN BY SK DATE 7 / 8 / 80

SUBJECT VAN BUREN BOULEVARD WIDENING

11229