

When recorded mail to:

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

RECEIVED FOR RECORD
Min. Past 6 o'clock

OCT 31 1986
Recorded in Office, Records
of Riverside County, California
W. H. ...
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: C-10-856
4301 Caroline Ct.

GRANT DEED

BENNIE JOE MAYS AND BOBBIE ANN MAYS, husband and wife as joint tenants, Grantors, FOR 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:

That portion of Lots 25 and 26 in Block 3 of the Tibbet's Tract, on file in Book 4, Page 91 of Maps, records of said Riverside County, together with that portion of School Circle vacated by Resolution No. 1004 (New Series) of the Common Council of the City of Riverside on October 19, 1926 and recorded October 26, 1926 in Book 697, Page 99, et. seq., of Deeds, records of said Riverside County, described as follows:

BEGINNING at the northwest corner of said Lot 25;

THENCE South 89° 46' 00" East, along the northerly line of said Lot 25 and its easterly prolongation thereof, a distance of 181.33 feet to the northeast corner of said vacated portion of School Circle; said corner also being the beginning of a non-tangent curve with a radius of 263.00 feet and concaving northeasterly; the radial line of said curve at said beginning bears South 85° 43' 41" West;

THENCE southeasterly along said curve an arc length of 104.75 feet, thru a central angle of 22° 49' 11" to the easterly prolongation of the southerly line of said Lot 26;

THENCE North 89° 46' 00" West, along said easterly prolongation of the southerly line of Lot 26, a distance of 3.37 feet to the beginning of a non-tangent curve with a radius of 266.00 feet, concaving northeasterly and being concentric with hereinabove described curve; the radial line

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275371

at said beginning of said curve with a radius of 266.00 feet bears South 63° 14' 30" West;

THENCE northwesterly along said curve with a radius of 266.00 feet an arc length of 94.22 feet, thru a central angle of 20° 17' 40" to the beginning of a non-tangent curve with a radius of 29.50 feet and concaving southwesterly; the radial line at said beginning of the last mentioned curve bears North 44° 27' 49" East;

THENCE northwesterly to the left along last mentioned curve an arc length of 3.62 feet, thru a central angle of 07° 02' 16" to a line which is parallel with and distant 8.00 feet southerly as measured at right angle from said easterly prolongation of the northerly line of Lot 25;

THENCE North 89° 46' 00" West, along said parallel line 176.59 feet to the westerly line of said Lot 25;

THENCE North 00° 15' 40" East, along said westerly line 8.00 feet to the POINT OF BEGINNING.

AREA - 0.04 of an acre.

Dated October 22, 1986

Bennie Joe Mays
BENNIE JOE MAYS

DESCRIPTION APPROVED
George P. Hutchins 1029
1029
1029

Bobbie Ann Mays
BOBBIE ANN MAYS

APPROVED AS TO FORM

CONSENT TO RECORDATION

Clarence L. ...
ASST. CITY ATTORNEY

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a Municipal Corporation, 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 January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 10/31/86

Melvin ...
Title Property Services Manager

311.5/m - survey.185/k

STATE OF CALIFORNIA }
COUNTY OF Riverside } ss.

On this 22nd day of October, in the year 1986
before me, the undersigned, a Notary Public in and for said State, personally appeared
Bennie Joe Mays and
Bobbie Ann Mays 11441
personally known to me
(or proved to me on the basis of satisfactory evidence) to be the person whose name is

275371

275371



P.O.B.

SHATTO PLACE

N. 89° 46' 00" W

25'

25'

25'

181.33'

176.59'

N. 37° 25' 33" E (R)
D = 07° 02' 16"
R = 29.50' L = 3.62'

S. 85° 43' 41" W (R)

S. 83° 32' 10" W (R)

N. 00° 15' 20" E
8.00'

8'

30'

30'

SCHOOL CIRCLE

S. 62° 54' 30" W (R)

TIBBET S TRACT

M.B. 4/91

S. 44° 27' 49" W (R)

D = 22° 49' 11"
R = 263'
L = 104.15'

MARIVILLA TRACT

M.B. 8/87

S. 63° 14' 30" W (R)

Northerly line parcel
conveyed to the CITY OF
RIVERSIDE as Inst. No.
153663 recorded 11-17-1972

N. 89° 46' 00" W 3.31'

• 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 2 OF 2

4/22

SCALE 1" = 50'

DRAWN BY TT DATE 11/30/85

SUBJECT C-10-856