

12031

When recorded mail to:

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

FREE RECORDING

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

Project: Parcel Map 21586

RECEIVED FOR RECORD
1 - Min. Past 2 o'clock P.M.

JAN 15 1987
Recorded in Official Records
of Riverside County, California
William E. Stoney
RECORDER
Fee \$

FOR RECORDER'S OFFICE USE ONLY

11731

GRANT DEED

RIVERSIDE VAN BUREN PLAZA ASSOCIATES, a California Limited Partnership, Grantor, FOR 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:

That portion of Parcel 3, of the Parcel Map on file in Book 4 at Page 19, of Parcel Maps, records of Riverside County, California, described as follows:

BEGINNING at a point on the north line of Philbin Avenue that bears North 89° 29' 04" West, 5.00 feet westerly along said north line from the westerly terminus of a curve concave to the northwest, having a radius of 20.00 feet and an arc length of 31.49 feet, as shown by said parcel map, said point also being the beginning of a curve;

THENCE Northerly on said curve, concave to the northwest, having a radius of 20.00 feet, through a central angle of 90° 12' 56", an arc distance of 31.49 feet; terminus of said curve being 60.00 feet westerly of the centerline of Van Buren Boulevard measured at a right angle to said centerline;

THENCE North 00° 18' 00" East, parallel and 60.00 feet, westerly measured at right angles to said centerline of Van Buren Boulevard, a distance of 831.30 feet to the north line of said Parcel 3;

THENCE South 89° 27' 36" East, along said north line, a distance of 10.00 feet to the east line of said Parcel 3;

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THENCE South 00° 18' 00" West, along said east line of Parcel 3, a distance of 278.72 feet to the most northerly point of Parcel II, granted to the City of Riverside by Instrument NO. 124344, recorded October 29, 1971, records of Riverside County, California;

THENCE South 02° 11' 46" West, a distance of 151.10 feet;

THENCE South 00° 18' 00" West, a distance of 401.54 feet;

THENCE Westerly on a curve, concave to the northwest, having a radius of 20.00 feet, through a central angle of 90° 12' 56", an arc distance of 31.49 feet, the preceding three (3) courses were along the easterly and southeasterly line of said Parcel II, granted to the City of Riverside by Instrument No. 124344;

THENCE North 89° 29' 04" West, along the north line of said Philbin Avenue, a distance of 5.00 feet, to the POINT OF BEGINNING.

Area - 6,028.00 square feet

DESCRIPTION APPROVAL
George W. ... D.A.
Surveyor

Dated 11/24/86

RIVERSIDE VAN BUREN PLAZA ASSOCIATES,
a California Limited Partnership

APPROVED AS TO FORM
Carolyn Confer 1/12/87
CAROLYN CONFER
ASSISTANT CITY ATTORNEY

By [Signature]
Title GENERAL PARTNER
By [Signature]
Title MANAGING GENERAL PARTNER

CONSENT TO RECORDATION

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 1/15/87

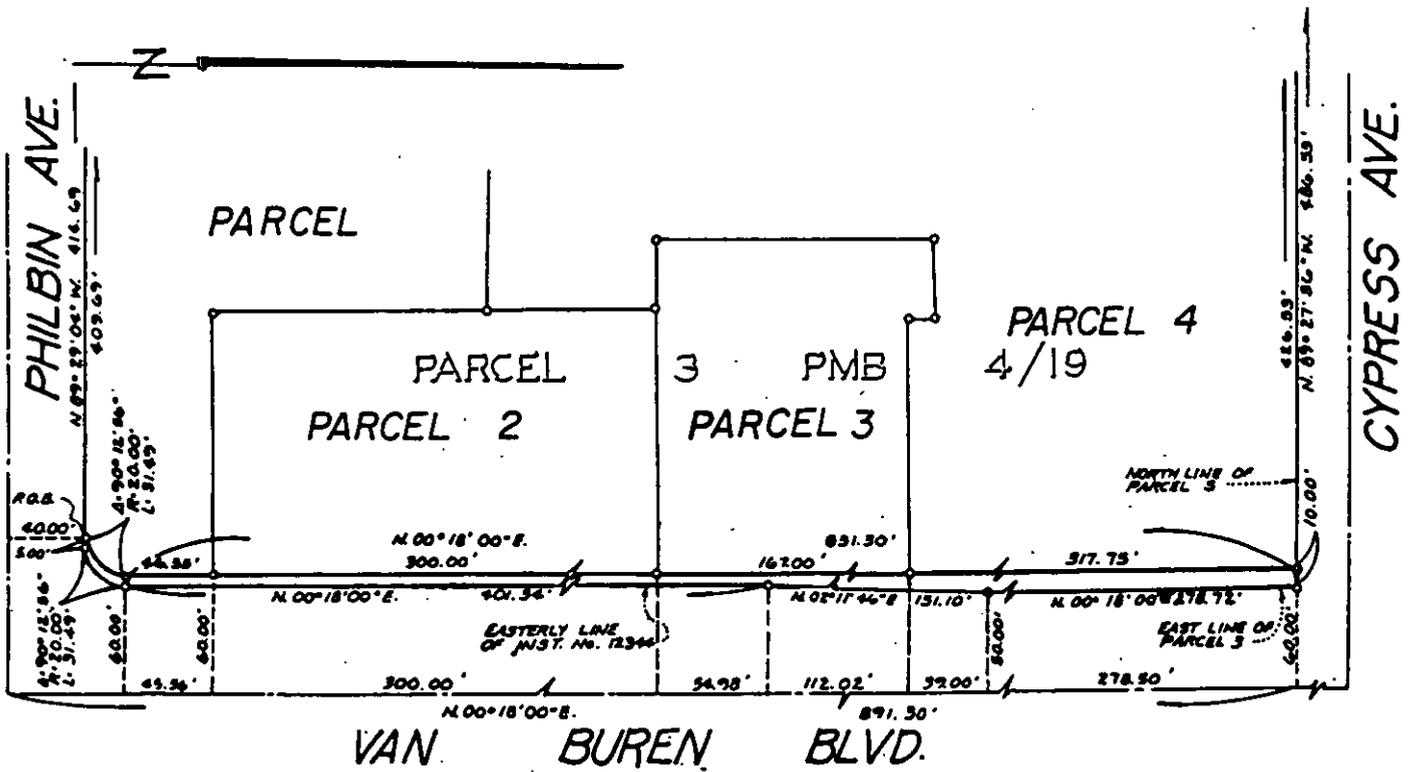
[Signature]
Title Property Services Manager

311.5/m - legal.27/a

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• 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

619-2

SCALE: 1" = N.T.S.

DRAWN BY D.L.M. DATE 11/19/86

SUBJECT STREET DEDICATION - P.M. 21586

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