

35075

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: 7688 Emerald Street
Building Permit

FOR RECORDER'S OFFICE USE ONLY

GRANT DEED

DANIEL LEYVA and DIANA LEYVA, 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:

Parcel 1

The northwesterly 8.00 feet of Lots 25 and 26 and the northwesterly 8.00 feet of the southwesterly 18.00 feet of Lot 27 of the Walnut Park Addition to Casa Blanca, as shown by map on file in Book 10, Page 50 of Maps, records of said Riverside County;

EXCEPTING THEREFROM that portion as set forth in deed to the City of Riverside from Frank A. Tetley, et al, recorded December 30, 1927, in Book 748 of Deeds, Page 252, et seq., records of said Riverside County;

ALSO EXCEPTING THEREFROM that portion as conveyed to the City of Riverside by Grant Deed as Parcel 2, recorded August 17, 1979, Instrument No. 174825 of Official Records of said Riverside County.

AREA - 602 square feet, more or less.

Parcel 2

The southeasterly 8.00 feet of Lot 26 and the southeasterly 8.00 feet of the southwesterly 18.00 feet of Lot 27 of the Walnut Park Addition to Casa Blanca, as shown by map on file in Book 10, Page 50 of Maps, records of said Riverside County;

EXCEPTING THEREFROM that portion as conveyed to the City of Riverside by Grant Deed as Parcel 1, recorded August 17, 1979, Instrument No. 174825 of Official Records of said Riverside County.

AREA - 520 square feet, more or less.

RECEIVED FOR RECORD
AT 2:00 O'CLOCK P.M.

FEB - 6 1987
Recorded in Official Record's
of Riverside County, California
William J. Conroy
Recorder
Fees \$

35075

Parcel 3

That portion of Lot 25 of the Walnut Park Addition to Casa Blanca, as shown by map on file in Book 10, Page 50 of Maps, records of said Riverside County, described as follows:

COMMENCING at a point in the southeasterly line of said Lot distant thereon, North 56° 02' 56" East 25.00 feet from the most southerly corner of said Lot; said point being also the most easterly corner of that certain parcel of land as set forth in deed to the City of Riverside from Frank A. Tetley, et al., recorded December 30, 1927, in Book 748 of Deeds, Page 252, et seq., records of said Riverside County;

THENCE North 38 19' 37" West, along the northeasterly line of said parcel 27.33 feet to the TRUE POINT OF BEGINNING; said true point of beginning also being the most northerly corner of that certain parcel of land conveyed to the City of Riverside as Parcel 1, recorded August 17, 1979, Instrument No. 174825 of Official Records of said Riverside County;

THENCE continuing North 38 19' 37" West, along said northeasterly line 86.67 feet to the most southerly corner of that certain parcel of land conveyed to the City of Riverside as Parcel 2, recorded August 17, 1979, Instrument No. 174825 of Official Records of said Riverside County; said corner also being the beginning of a tangent curve, having a radius of 24.50 feet and concaving easterly;

THENCE northwesterly along said curve an arc length of 15.93 feet thru a central angle of 37 15' 38" to a line which is parallel with and distant 5.00 feet northeasterly as measured at right angle from said northeasterly line;

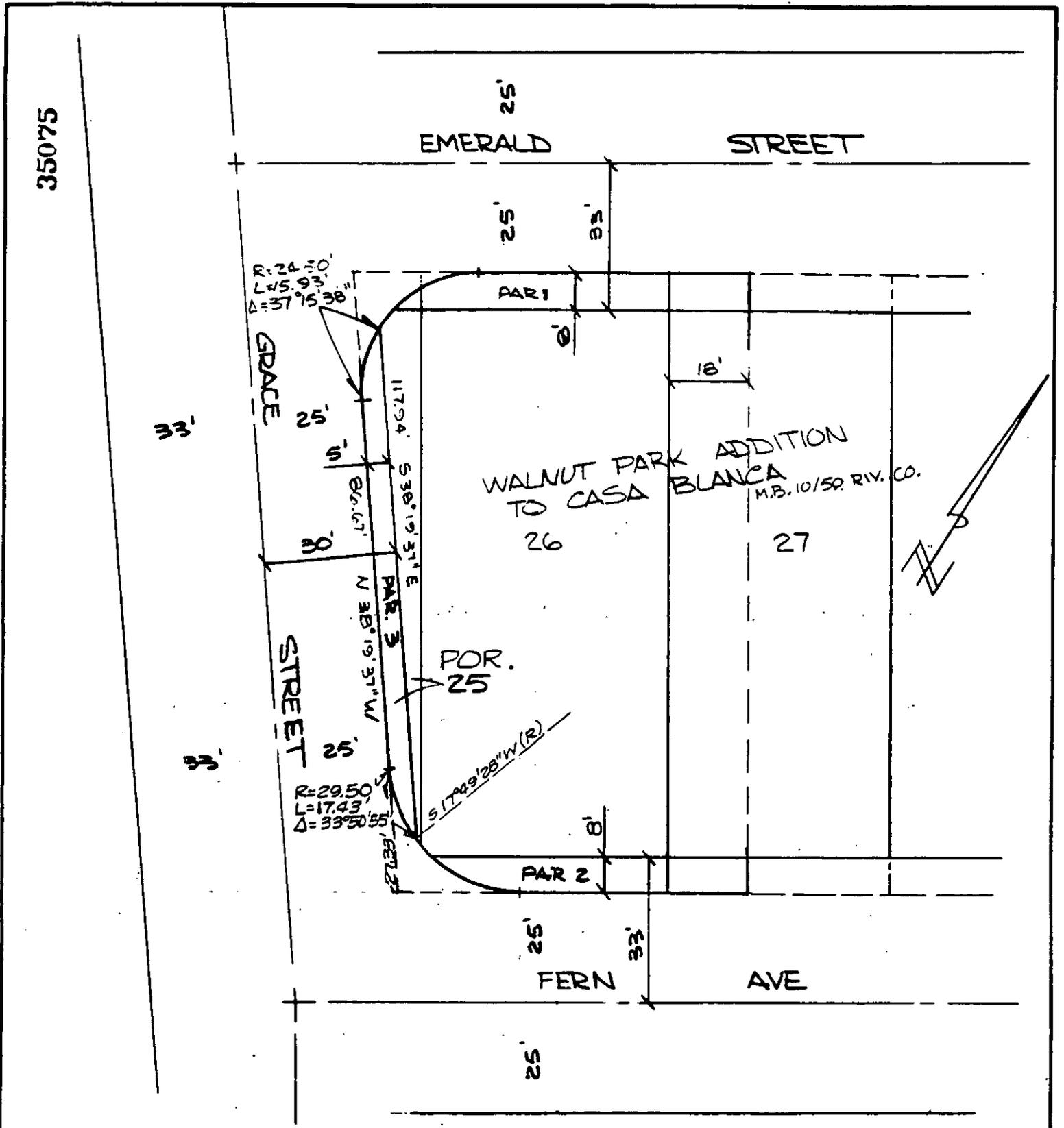
THENCE South 38 19' 37" East, along said parallel line 117.94 feet to a point in the northeasterly line of said Parcel 1; said point being the beginning of a non-tangent curve, having a radius of 29.50 feet and concaving northeasterly; the radial line of said non-tangent curve at said beginning bears South 17° 49' 28" West;

THENCE northwesterly to the right along said non-tangent curve an arc length of 17.43 feet thru a central angle of 33° 50' 55" to said TRUE POINT OF BEGINNING.

AREA - 540 square feet, more or less.

DESCRIPTION APPROVAL
George L. Hutchinson 1/27/87
Surveyor

35075



• 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

5/38

SCALE: 1" = 30'

DRAWN BY CS DATE 1/23/07

SUBJECT 7088 EMERALD ST. BLDG PERMIT

11748