

50982
28602

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: 6117 Chadbourne Avenue
Bldg. Permit

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

FEB 26 1988

Recorded in Official Records
of Riverside County, California

William S. Emery
Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

12 17

GRANT DEED

HAROLD R. LEDBETTER and YUTAKA H. LEDBETTER, husband and wife as joint tenants, Grantors, 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:

A strip of land 8.00 feet in width over a portion of Lot 16 in Block 4 of Chadbourne Heights, on file in Book 12, Page 11 of Maps, records of said Riverside County, described as follows:

BEGINNING at the most westerly corner of said Lot;

THENCE South 19° 49' East, along the westerly line of said Lot a distance of 63.00 feet to the beginning of a tangent curve, having a radius of 225 feet and concaving southwesterly;

THENCE southerly to the right along said curve and along said westerly line an arc length of 77.23 feet thru a central angle of 19° 39' 58" to the southerly line of that certain parcel of land conveyed to Bruce W. Brown, et. ux., by Grant Deed recorded October 7, 1955, in Book 1803, Page 424 of Official Records of said Riverside County;

THENCE South 87° 36' 12" East, along said northerly line 8.01 feet to the beginning of a non-tangent curve, having a radius of 233.00 feet, concaving southwesterly and being concentric with hereinabove described curve; the radial line of said non-tangent curve at said beginning bears North 89° 56' 13" East;

50982

THENCE northerly to the left along said non-tangent curve an arc length of 80.33 feet, thru a central angle of 19° 45' 13" to a line which is parallel with and distant 8.00 feet easterly as measured at right angle from said westerly line of Lot 16;

THENCE North 19° 49' West, along said parallel line 59.73 feet to the northerly line of said Lot;

THENCE North 87° 36' 12" West, along said northerly line 8.64 feet to the POINT OF BEGINNING.

Area - 0.026 of an acre.

Dated February 16, 1988

Harold R. Ledbetter
HAROLD R. LEDBETTER

DESCRIPTION APPROVAL 2/18/88
George P. Hutchinson by GP
SURVEYOR, CITY OF RIVERSIDE

Yutaka H. Ledbetter
YUTAKA H. LEDBETTER

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 2/26/88

[Signature]
Title Property Services Manager

311.5/m - SURVEY.379/n

APPROVED AS TO FORM

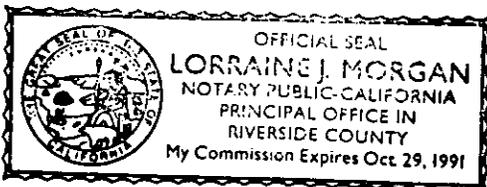
Kathleen M. Morgan
ASST. CITY ATTORNEY

STATE OF CALIFORNIA }
COUNTY OF Riverside } ss.

On this 16th day of February, in the year 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared Harold R. Ledbetter and Yutaka H. Ledbetter

_____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name s are subscribed to the within instrument, and acknowledged to me that they executed it.

WITNESS my hand and official seal.

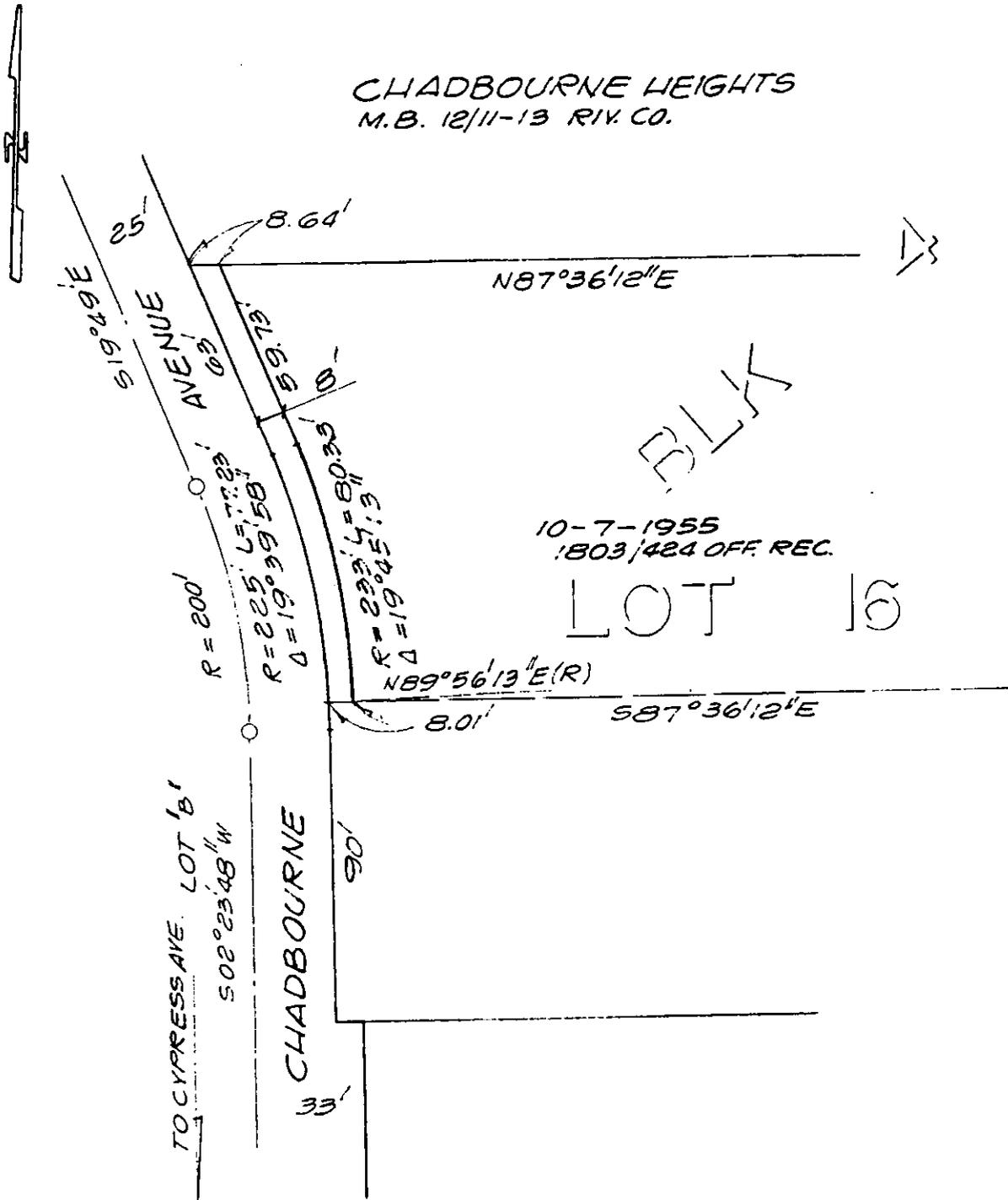


[Signature]
Notary Public in and for said State

50982

50982

CHADBOURNE HEIGHTS
M.B. 12/11-13 RIV. CO.



• 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

6/10-3

SCALE: 1" = 50'

DRAWN BY GS DATE 1/28/88

SUBJECT 6117 CHADBOURNE AVE., BLDG. PERMIT

12/10/87