

20443

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)

RECEIVED FOR RECORD
Mr. Pastorio clock

JAN 20 1989
Recorded in Official Records
of Riverside County, California
William E. Stoney
RECORDER
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: C-40-878
3740 La Sierra Avenue

12350

GRANT DEED

BENJAMIN J. BREWER AND GALETA A. BREWER, 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:

A strip of land 15.00 feet in width over a portion of Lot 1 in Block 43 of the Lands of Riverside Land and Irrigating Co., on file in Book 1, Page 70 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at a point in the northeasterly boundary of Parcel Map No. 19935 on file in Book 127, Page 25 of Parcel Maps, records of said Riverside County, distant thereon North 33° 47' 45" West, 21.00 feet from the most northerly corner of Parcel 5 of said Parcel Map; said corner being in a line that is parallel with and distant 55.00 feet southwesterly as measured at right angle from the centerline of La Sierra Avenue as shown by said Parcel Map;

THENCE North 33° 47' 45" West, along said parallel line 80.00 feet to an angle point in said northeasterly boundary line; said point being distant thereon South 33° 47' 45" East, 37.00 feet from the most easterly corner of Parcel 3 of said Parcel Map; said point being also in the northwesterly line of that certain parcel of land conveyed to Ellis W. Cline, et ux., by Grant Deed recorded August 13, 1957, Instrument No. 58639 of Official Records of said Riverside, County;

THENCE North 56° 12' 15" East, along said northwesterly line 15.00 feet to the northeasterly line of said Lot 1;

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THENCE South 33° 47' 45" East, along said northeasterly line 80.00 feet;

THENCE South 56° 12' 15" West, 15.00 feet to the POINT OF BEGINNING.

Area - 0.028 of an acre.

Dated 1-17-1989

DESCRIPTION APPROVAL 1/13/89
George P. Hutchinson by [Signature]
SURVEYOR, CITY OF RIVERSIDE

By [Signature]
BENJAMIN J. BREWER
By [Signature]
GALETA A. BREWER



APPROVED AS TO FORM
[Signature]
ASST. CITY ATTORNEY

CONSENT TO RECORDATION

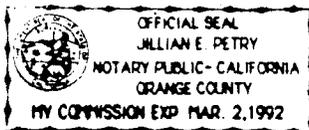
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a Municipal Corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 14883 of said City Council adopted January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 1/20/89

[Signature]
Title Deputy Survey Manager

0005u/m - 0173u/n

STATE OF CALIFORNIA }
COUNTY OF ORANGE } ss.



On this 17th day of January, in the year 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared BENJAMIN J. BREWER and GALETA A. BREWER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name subscribed to the within instrument, and acknowledged to me that he executed it.

WITNESS my hand and official seal. [Signature] 12350-2

1443

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MAGNOLIA AVE.
N 56°14'00"E 7.9

77'

PARCEL 2

47.5'

PARCEL MAP No. 19935
PMB 127/24-25

PARCEL 3

55'

PARCEL 6

N 33°27'45"W

LA SIERRA AVE

115.25'

37'

N 56°12'15"E

15'

40'

AUG. 13, 1957
#58639 O.R.

N 33°27'45"W

S 56°12'15"W

80'

80'

115.25'

21'

55'

PARCEL 5

• 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

6.50

SCALE: 1" = 60'

DRAWN BY GS DATE 9/16/88

SUBJECT C-40-878