

204786

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: PMW-36-889

FOR RECORDER'S OFFICE USE ONLY

12464

GRANT DEED

WILLIAM C. SPINDLER and BARBARA S. SPINDLER as Trustees of the WILLIAM C. SPINDLER and BARBARA S. SPINDLER Trust dated September 10, 1984, 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:

See Exhibit "A" and "B" attached

Dated 5-30-89

William C. Spindler, Trustee
William C. Spindler, Trustee
Barbara S. Spindler, Trustee
Barbara S. Spindler, Trustee

APPROVED AS TO FORM

Kathleen M. Hozzel
ASST. CITY ATTORNEY

RECEIVED FOR RECORDING
Miri. Post. 11 o'clock

JUN 21 1989
Recorded in Official Records
of Riverside County, California
William C. Spindler
RECORDED
Fee \$

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 6/20/89


Title Property Services Manager

0005u/m - W/0624u/w

Being a portion of Lot 13 of Balmoral Heights as shown by map on file in Book 11 of Maps, page 93, records of Riverside County, California, being also a portion of that certain parcel of land, conveyed to William C. Spindler and Barbara S. Spindler, recorded June 12, 1987, as instrument number 167255, official records of Riverside, County, California;

Beginning at the Northwesterly corner of Parcel 4, as shown by Record of Survey on file in book 19, page 73, records of Riverside County, California, said point being also on the Easterly right-of-way line of Tyler Street; Thence N 68° 02' E, along the Northerly Line of said Parcel 4, a distance of 14.14 feet; Thence S 23° 02' W, parallel with the Westerly line of said Parcel 4, a distance of 77.78 feet to the Southerly line of said Parcel 4, being also the Northerly line of Parcel 3 of said Record of Survey; Thence S 68° 02' W, along said Southerly line, a distance of 14.14 feet, to an angle point in said Westerly line, being also on the Easterly right-of-way line of Tyler Street; Thence N 23° 02' E, along said Westerly line, a distance of 77.78 feet, to the point of beginning.

Darrell T. Harness

Darrell T. Harness LS 3777 Exp. 6/30/92



DESCRIPTION APPROVAL

5/18/89

George P. Hutchinson
SURVEYOR, CITY OF RIVERSIDE

Being a portion of Lot 12 of Balmoral Heights as shown by map on file in Book 11 of Maps, page 93, records of Riverside County, California, being also a portion of that certain parcel of land, conveyed to William C. Spindler and Barbara S. Spindler, recorded June 12, 1987, as instrument number 167255, official records of Riverside County, California;

Beginning at the Southeasterly corner of Parcel 2, of said Spindler Parcel, said point being also on the Northerly right-of-way line of McAllister Street, being also a point on curve, concave Southeasterly and having a radius of 458.00 feet, a radial bearing to said point bears N 31° 15' 30" W; Thence Southwesterly, along the arc of said curve, through a central angle of 2° 34' 00", a distance of 20.52 feet, a radial bearing to said point, bears N 33° 49' 30" W; Thence N 19° 40' 30" W, along the Westerly line of said Parcel 2, a distance of 10.31 feet, to a point on curve, concave Southeasterly and having a radius of 468.00 feet, a radial bearing to said point, bears N 33° 31' 00" W; Thence Northeasterly, along the arc of said curve, through a central angle of 2° 30' 33", a distance of 20.49 feet, to the Easterly line of said Parcel 2, a radial bearing to said point bears N 31° 00' 27" W; Thence S 19° 40' 30" E, along said Easterly line, a distance of 10.23 feet, to the point of beginning.

Darrell T. Harness

Darrell T. Harness LS 3777 Exp. 6/30/92

DESCRIPTION APPROVAL 6/20/89
George P. Hutchinson by F
 SURVEYOR, CITY OF RIVERSIDE

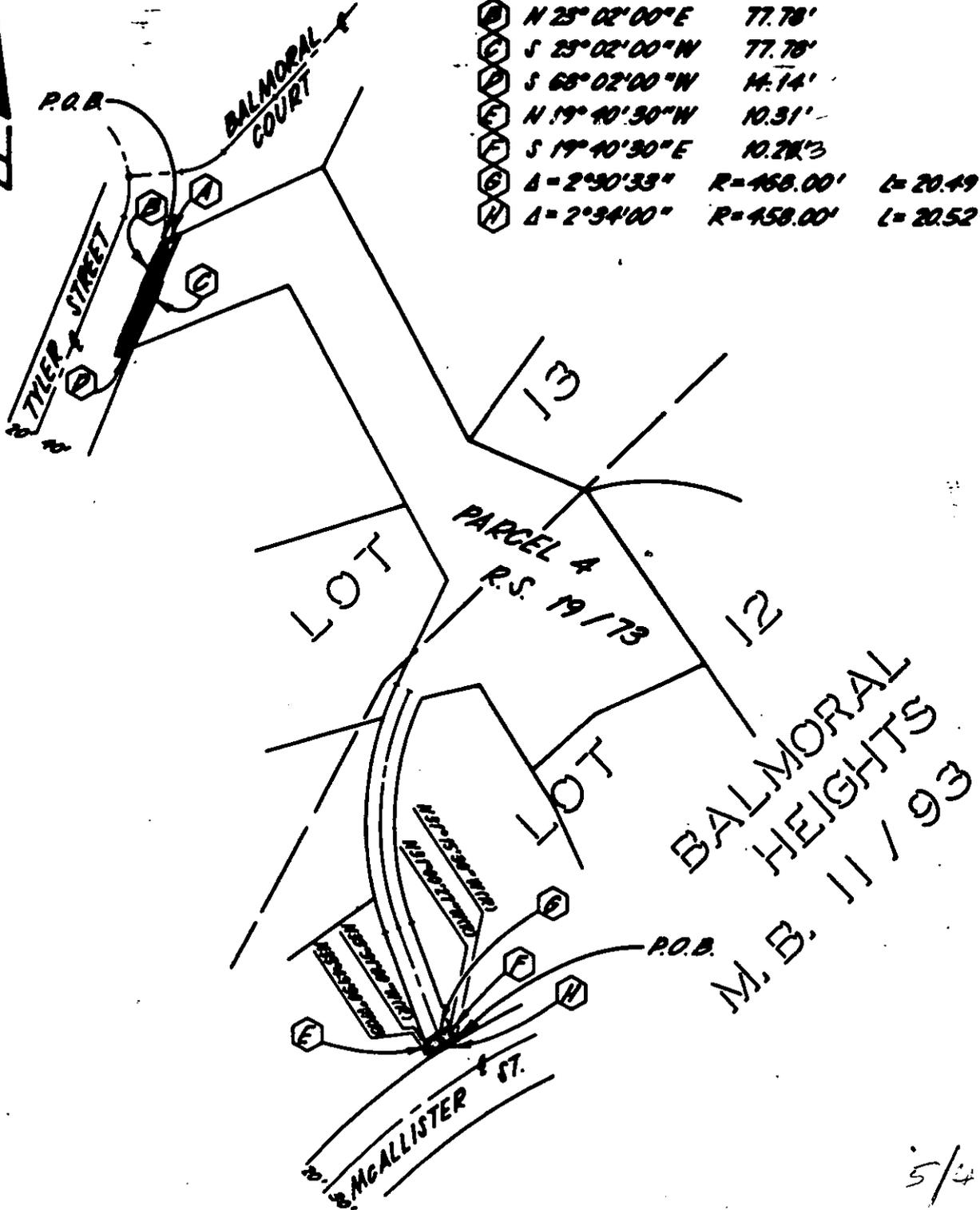


12664

204786



A	N 68° 02' 00" E	14.14'	
B	N 25° 02' 00" E	77.78'	
C	S 25° 02' 00" W	77.78'	
D	S 68° 02' 00" W	14.14'	
E	N 19° 40' 30" W	10.31'	
F	S 19° 40' 30" E	10.28'	
G	Δ = 2° 30' 33"	R = 458.00'	L = 20.49'
H	Δ = 2° 34' 00"	R = 458.00'	L = 20.52'



5/4-

HANKINS, ROBERTSON & ASSOCIATES



ENGINEERS & SURVEYORS

(714) 684-9622

3764 ELIZABETH ST. RIVERSIDE, CA. 92506

CITY OF RIVERSIDE

RIGHT OF WAY PLAT

A PORTION OF LOTS 12 AND 13
OF BALMORAL HEIGHTS

M.B. 11/93

3963

12464