

309658

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  
AT 8:30 O'CLOCK A.M.

SEP - 6 1991

Recorded in Official Records  
of Riverside County, California

W. J. [Signature]  
Recorder  
Fees \$ [Signature]

FOR RECORDER'S OFFICE USE ONLY

Project: 3642 Madison Street  
Building Permit  
A.P.N. 230-054-008

13054

GRANT DEED

MODESTO R. ESCALERA and CHRISTINA M. ESCALERA, Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the CITY OF RIVERSIDE, a municipal corporation, the real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of the southeasterly one-half of Lot 8 in Block 21 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 70 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at the intersection of the northeasterly prolongation of the southeasterly line of Delaware Street (66 feet wide) with the southwesterly line of Madison Street (80 feet wide) as shown by map of Oak Manor No. 5, on file in Book 29, Page 64 of Maps, records of Riverside County, California;

THENCE South 56° 00' 40" West, along said northeasterly prolongation of said southeasterly line and along said southeasterly line, a distance of 27.00 feet;

THENCE South 82° 59' 10" East, a distance of 30.48 feet to a line parallel with and distant 44.00 feet southwesterly, as measured at right angles, from the centerline of Madison Street as shown by said Map of Oak Manor No. 5;

THENCE South 34° 00' 00" East, along said parallel line, a distance of 101.00 feet to the northwesterly line of that certain parcel of land conveyed to Fred Rabbideau, et ux., by deed recorded May 3, 1946, in Book 745, Page 249, et seq., of Official Records of said Riverside County;

THENCE North 56° 00' 40" East, along said northwesterly line, a distance of 4.00 feet to said southwesterly line of Madison Street;

THENCE North 34° 00' 00" West, along said southwesterly line, a distance of 121.00 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM that portion as conveyed to the City of Riverside by deed recorded April 5, 1963, as Instrument No. 34424 of Official Records of said Riverside County.



Area - 627 square feet

Dated 8-30-81

Modesto R. Escalera  
MODESTO R. ESCALERA

DESCRIPTION APPROVAL 9/4/81  
George Hutchinson by [Signature]  
SURVEYOR, CITY OF RIVERSIDE

Christina M. Escalera  
CHRISTINA M. ESCALERA

APPROVED BY  
John Wood

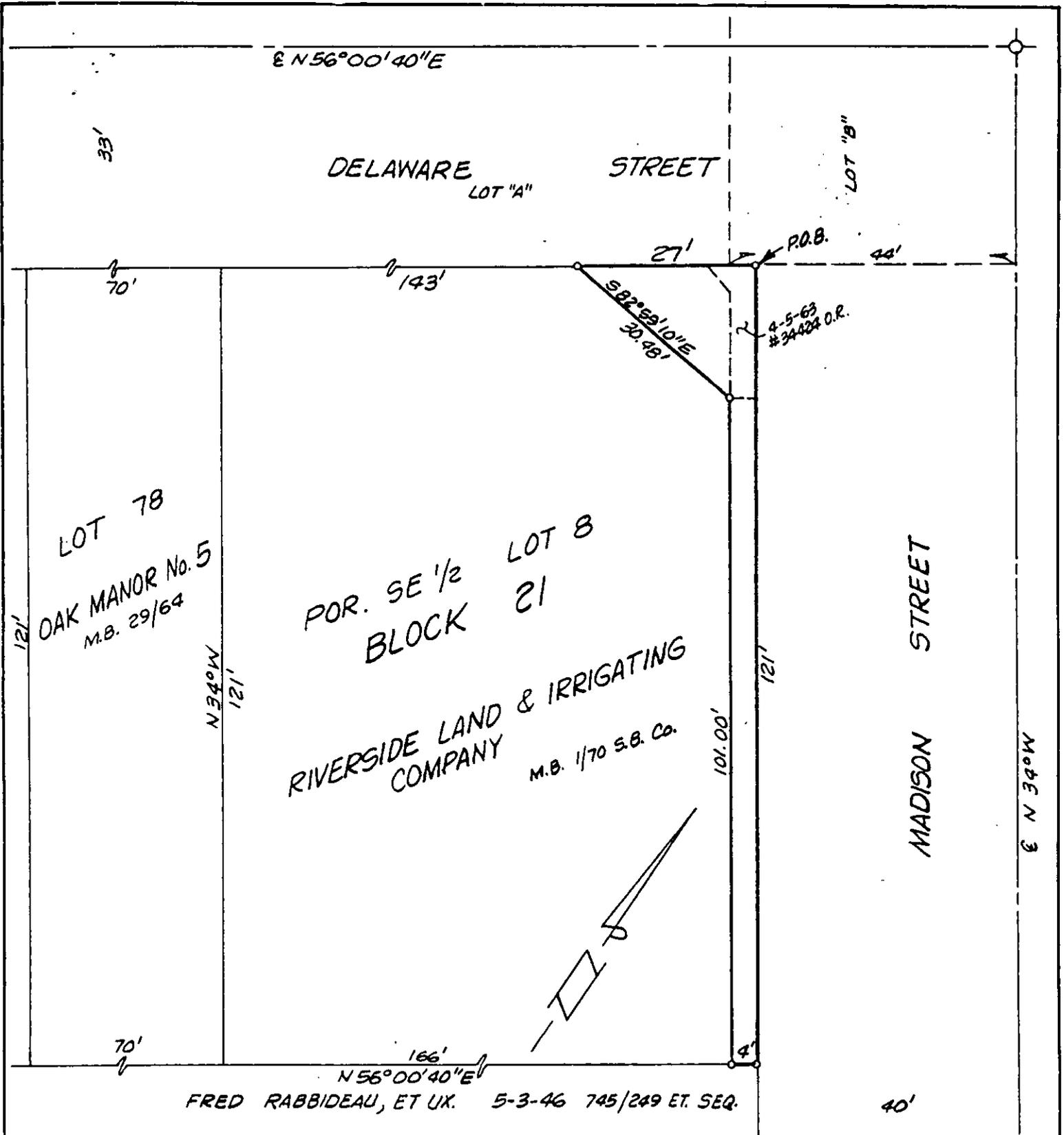
CONSENT TO RECORDATION

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 9-6-1991

[Signature]  
Real Property Services Manager  
of the City of Riverside

1756u/a



FRED RABBIDEAU, ET UX. 5-3-46 745/249 ET. SEQ.

• 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

5/28-3

SCALE: 1" = 20'

DRAWN BY Kgs DATE 8/14/91

SUBJECT 3642 MADISON ST.