

GRANT DEED

FRED TEUNISSEN and DENA TEUNISSEN, husband and wife,

~~(SPOUSES)~~ - Grantors)

FOR A 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: --

That portion of Lot J (designated as Babb Avenue) now vacated, of Alcazar, as shown on map on file in Book 16, pages 31 to 34 inclusive, of Maps, Records of Riverside County, California, and as also shown on plat of Record of Survey on file in Book 25, page 23 of Records of Survey, Records of said County, and that portion of the N $\frac{1}{2}$  of the NE $\frac{1}{4}$  of Section 12, T3S, R6W, SBB&M as shown on plat of Survey of the Rancho La Sierra on file in Book 6, page 70 of Maps, Records of said County, described as follows:

Beginning at the northeast corner of said Lot J of Alcazar;  
Thence S89°53'03"W (Recorded S89°38'W) 15.00 feet along the northerly line of said Lot J to a point 55.00 feet (measured at right angles) from the center line of Van Buren Boulevard (formerly Van Buren Street) as shown on said map of Alcazar;

Thence S0°35'43"W, 430.60 feet, along a line parallel with the center line of said Van Buren Boulevard, to the beginning of a tangent curve, concave easterly, with a radius of 555 feet;

Thence southeasterly along said curve, through a central angle of 13°21'04" an arc distance of 129.33 feet to a point in the westerly line of said Van Buren Boulevard;

Thence N0°35'43"E, 558.94 feet along the westerly line of Van Buren Boulevard to the point of beginning.

EXCEPTING therefrom the westerly 5.00 feet of the northerly 145.00 feet of the above described parcel.

ALSO EXCEPTING therefrom the easterly 6.00 feet of the westerly 11.00 feet of the northerly 61.40 feet of the above described parcel.

For public street purposes.

Dated Sept. 5 1963

(5) \_\_\_\_\_  
Fred Teunissen

(5) \_\_\_\_\_  
Dena Teunissen

Witness - Olaf A. Pedersen (5)

RECORDED Sept. 13, 63

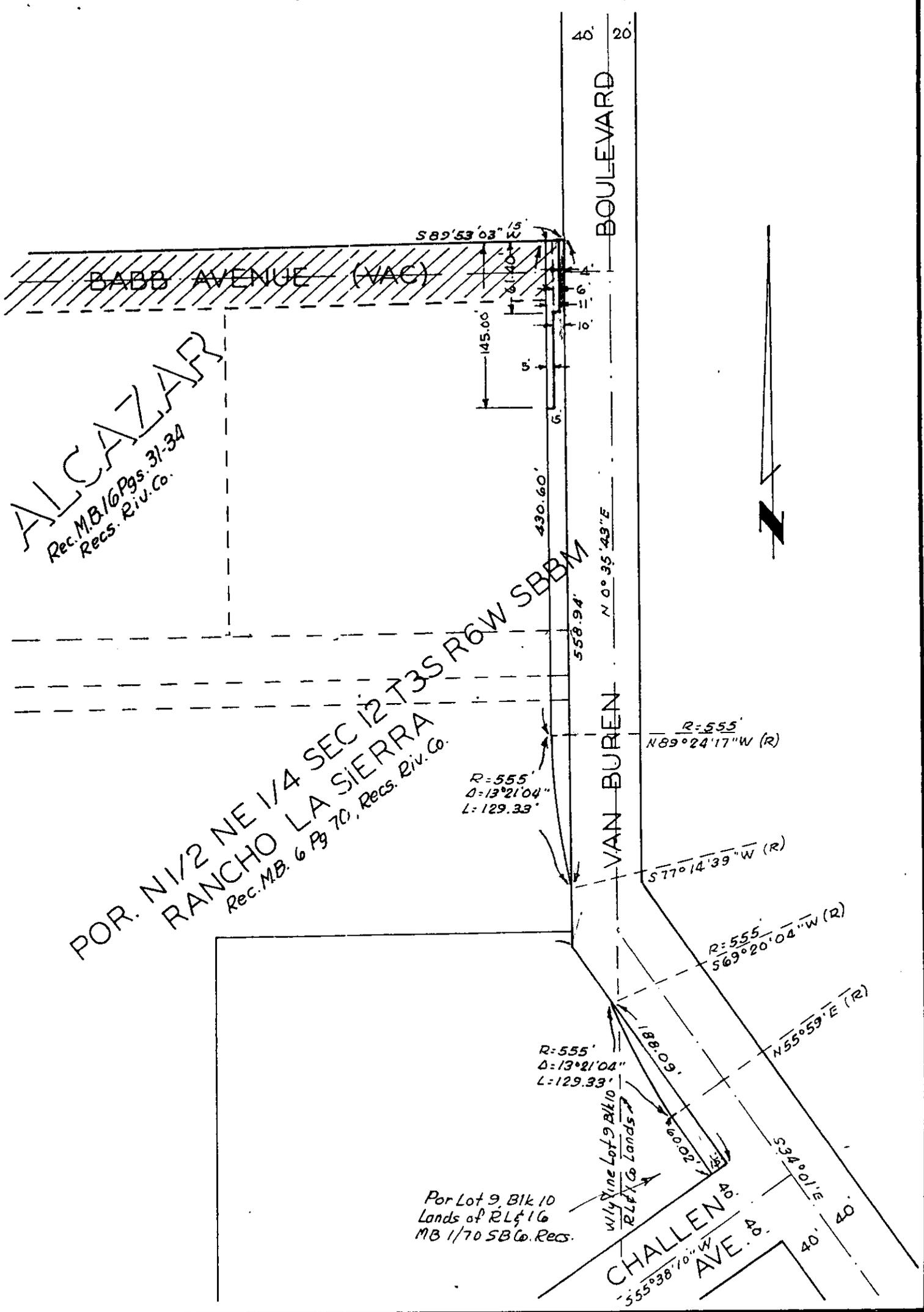
BOOK 3486 PAGE 254

OFFICIAL RECORDS, DIV. CO.

INSTRUMENT NO. 96853

CL 304-418 (5/29/63)

6/4/4  
6/13  
17-1 RK



CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED  
IN THE ATTACHED DOCUMENT

*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.*

SCALE: 1" = 100'

DRAWN 9/5/63 BY HLP

SUBJECT Van Buren Blvd

6/9-4  
6/13 11-1

4740