

No Fee - 6103 Government Code

39710

When recorded mail to:

City Clerk's Office
City of Riverside
3711 Orange St.
Riverside, Calif. 92501
Tyler Street Widening

DOCUMENTARY TRANSFER TAX
\$ _____ None
Signature *[Signature]*
CITY OF RIVERSIDE

CITY DEED NO. _____

GRANT DEED

ETIENNE C. CAROLINE

RECEIVED FOR RECORD

MAR 27 1972

25 Min. Past 10 o'clock A.M.

At Request of
CITY CLERK

Book 1972, Page 39710

Recorded in Official Records
of Riverside County, California

W.H. Dabugh Recorder

FEES \$ _____

INDEXED

FOR RECORDER'S OFFICE USE ONLY

APPROVED AS TO FORM
[Signature]
ASST. CITY ATTORNEY

7570

_____, Grantor

FOR A 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:

That portion of Lot 1 in Block 13 of La Granada as shown by
map on file in Book 12, Pages 42 to 51 inclusive, of maps,
records of Riverside County, California, described as
follows:

Commencing at the most southerly corner of said Lot 1;

Thence North 30° 19' 00" West, along the southwesterly line
of said Lot 1, a distance of 50.00 feet to the southeasterly
line of that certain parcel of land conveyed to Etienne C.
Caroline and Angie Lee Caroline, husband and wife, as joint
tenants by deed recorded July 6, 1945, as Instrument No. 510,
Official Records of said Riverside County, and to the TRUE
POINT OF BEGINNING;

Thence North 46° 24' 00" East, along said southeast line,
23.63 feet to a line parallel with and distant 23.00 feet
northeasterly, as measured at right angles, from said south-
west line of Lot 1;

Thence North 30° 19' 00" West, along said parallel line, 150.76
feet to the beginning of a tangent curve, concave easterly,
having a radius of 35.00 feet;

Thence northwesterly, northerly, and northeasterly, along
said curve, an arc length of 45.36 feet, through a central
angle of 74° 15' 00" to a tangent line; said tangent line
being the northwesterly line of said Lot 1;

Thence South 43° 56' 00" West, along said northwesterly line,
35.25 feet to the most northerly corner of that certain parcel
of land conveyed to the County of Riverside by deed recorded
January 11, 1960, in Book 2613, Page 8, Official Records of
said Riverside County; said point also being the beginning of
a tangent curve, concave easterly, having a radius of 20.00
feet;

7570

39710

DESCRIPTION APPROVAL
By George R. H. ... 1/31/26
Surveyor

Thence southwesterly, southerly and southeasterly, along said curve, an arc length of 25.92 feet, through a central angle of 74° 15' 00", to a tangent line; last mentioned tangent line being said southwesterly line of Lot 1;

Thence South 30° 19' 00" East, along said southwesterly line, 161.06 feet to the TRUE POINT OF BEGINNING.

The above described parcel of land contains an area of 4,155.1 square feet.

Dated March 1, 1972

Etienne C. Caroline
ETIENNE C. CAROLINE

WITNESSED BY:

Ronald W. Braley

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated March 1, 1972 from Etienne C. Caroline

for Por. Lt. 1 Blk 13 of La Granada, Bk. 12, P. 42-51, Riv

to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded in 12-29-66 by Inst. No. 123450, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

dated 3-24-72

[Signature]
Property Services Manager

7570

39710

WELLS

AVENUE
N 43° 56' 00" E

CURVE DATA

① R = 35.00
Δ = 74° 15'
L = 45.36

② R = 20.00
Δ = 74° 15'
L = 25.92

ST.

LOT

GRANADA
MS 12/42-51
LA BLK 13

LOT

2

REVISED 1-20-72 JLS

CITY OF RIVERSIDE, CALIFORNIA

A.M. 6-12

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

SHEET

ONE

SCALE: 1" = 40'

DRAWN 12-14-71

BY Steele

SUBJECT TYLER STREET WIDENING

OF 1 SHEETS

750