

No Fee - 6103 Gov 95028 Code

When recorded mail to:

95028 City Clerk's Office  
City of Riverside  
City Hall, 3711 Orange Street  
Riverside, California 92501  
Bldg. Permit-10491 Keller Ave.

RECEIVED FOR RECORD

JUL 26 1974

40 Min. Past 3 o'clock P.M.  
At Request of  
CITY CLERK

95028

Book 1974, Page

Recorded in Official Records  
of Riverside County, California

W.H. DeLoach Recorder

FEES \$

RECORDED

DOCUMENTARY TRANSFER TAX  
\$ \_\_\_\_\_  None

Signature \_\_\_\_\_  
CITY OF RIVERSIDE

FOR RECORDER'S OFFICE USE ONLY

GRANT DEED

823A

RAPHAEL DEVELOPMENT CORP., a California corporation,

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 14 in Block 11 of CHADBOURNE HEIGHTS,  
as shown by map on file in Book 12 of Maps, at pages 11  
thru 13 inclusive thereof, Records of Riverside County,  
California, described as follows:

Commencing at a point in the southeasterly line of said  
Lot, North 73° 08' 03" East 75.00 feet from the most  
southerly corner of said Lot;

Thence North 19° 37' 17" West, parallel with the south-  
westerly line of said Lot, 8.01 feet to a line which is  
parallel with and distant 8.00 feet northwesterly, as  
measured at right angle to said southeasterly line;

Thence South 73° 08' 03" West, along said parallel line  
55.55 feet to the TRUE POINT OF BEGINNING;

Thence continuing South 73° 08' 03" West, along said  
parallel line 11.44 feet to a line which is parallel with  
and distant 8.00 feet northeasterly, as measured at right  
angle to said southwesterly line;

Thence North 19° 37' 17" West, 11.44 feet, along said  
parallel line to the beginning of a tangent curve, concaving  
northeasterly and having a radius of 12.00 feet;

Thence southeasterly along said curve an arc length of 18.27  
feet, thru a central angle of 87° 14' 40" to said TRUE POINT  
OF BEGINNING.

Area: 27.60 square feet.

DESCRIPTION APPROVAL  
by George P. Hutchinson, 1/31/74 by [Signature]  
Surveyor

823A

STATE OF CALIFORNIA,

COUNTY OF Orange

} ss.

ON July 17, 1974,  
before me, the undersigned, a Notary Public in and for said State, personally appeared  
Raphael Weiner

\_\_\_\_\_, known to me to be the  
President

of the Raphael Development Corporation  
the Corporation that executed the within Instrument, known to me to be the person who  
executed the within Instrument, on behalf of the Corporation, therein named, and acknowledged  
to me that such Corporation executed the same.

WITNESS my hand and official seal

*Shirley Weiner*  
\_\_\_\_\_  
Notary Public in and for said State.



95028

ACKNOWLEDGMENT—Corporation—Wolcotts Form 222—Rev. 3-64 A SUBSIDIARY OF AMERICAN STATIONERY PRODUCTS CORP.

RAPHAEL DEVELOPMENT CORP.,  
a California corporation,

Dated

July 17, 1974

BY

*Shirley Weiner*  
\_\_\_\_\_  
BY \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APPROVED AS TO FORM

*Edna Sue*  
\_\_\_\_\_  
ASST. CITY ATTORNEY

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the  
Deed or Grant dated July 17, 1974 from Raphael Development Corp.  
a Calif. corp.

for That por. Lot 14, Blk. 11 Chadbourne Hts., Bk. 12, P. 11-13, 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 on 12-29-66 by Inst. No. 123460, Riverside  
County Records, and the Grantee hereby consents to recordation of this  
instrument through the undersigned.

Dated

7-26-74

*M. A. Rice*  
\_\_\_\_\_  
Property Services Manager

95028

BUSHNELL

N19°37'17"W

AVENUE

25'

8.01' S73°08'03"W

LOT 14

BLOCK 11

CHADBOURNE HEIGHTS

M.B. 12 / 11-13 RIV. CO.

N16°51'57"W(R)

R = 12.00'  
Δ = 87°14'40"  
L = 18.27'

S70°22'43"W(R)

11.44' 55.55' 75.00'

25'

KELLER

AVENUE

N73°08'03"E

• 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

6/17

SCALE: 1" = 20'

DRAWN BY JMW DATE 1/30/74

SUBJECT 10491 KELLER AVENUE (Building Permit)

8235