

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

60454

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee. (Government Code 6103)

60454

RECEIVED FOR RECORD

APR 8 1977

15 Min. Past 2 o'clock P.M.
CITY CLERK

Book 1977, Page 60154

Recorded in Official Records of Riverside County, California

W.W. Dabugh Recorder

FEES \$

FOR RECORDER'S OFFICE USE ONLY

Project: 3842 Ridge Road Building Permit

GRANT DEED

DAVID SCHIFFNER and EULAJEAN SCHIFFNER, husband and wife, as joint tenants as to an undivided 1/2 interest, and DONALD R. SMITH and EDNA B. SMITH, husband and wife, as joint tenants as to an undivided 1/2 interest, 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:

A portion of Lot 21 of THE OVERLOOK RIDGE TRACT, on file in Book 4 of Maps, at Page 94 thereof, records of said Riverside County, more particularly described as follows:

COMMENCING at the intersection of the centerline of Market Street with the centerline of Ridge Road;

THENCE North 42° 25' 16" West, along said centerline of Ridge Road, 309.16 feet to the beginning of a tangent curve with a radius of 146.19 feet and concaving northeasterly;

THENCE Northwesterly and Northerly along said curve an arc length of 117.37 feet, thru a central angle of 46° to the end of said curve;

THENCE North 86° 25' 16" West, 25.00 feet to a point in the easterly line of said Lot and to THE TRUE POINT OF BEGINNING;

THENCE North 3° 34' 44" East, along said easterly line of Lot 21, a distance of 35.79 feet to the northeasterly corner of said Lot;

THENCE North 86° 25' 16" West, along the northerly line of said Lot, a distance of 8.00 feet to a line which is parallel with and distant 33.00 feet westerly, as measured at right angle, from said centerline of Ridge Road;

THENCE South 3° 34' 44" West, along said parallel line 35.79 feet to the beginning of a tangent curve with a radius of 179.19 feet, concaving northeasterly and being concentric with said curve of Ridge Road;

THENCE Southerly along said curve an arc length of 14.21 feet, thru a central angle of 4° 32' 37" to the southerly line of said Lot;

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THENCE South 86° 25' 16" East, along said southerly line, 8.03 feet to the southeasterly corner of said Lot;

THENCE Northerly along said easterly line on a curve having a radius of 171.19 feet, an arc length of 14.21 feet, thru a central angle of 4° 45' 23" to said TRUE POINT OF BEGINNING.

Area - 399.9 square feet.

DESCRIPTION APPROVAL
by George P. Hutchinson 3/18/77 by OS
Surveyor

STATE OF CALIFORNIA } ss.
COUNTY OF Riverside

ON March 22, 1977 1977
before me, the undersigned, a Notary Public in and for said State, personally appeared David Schiffner and Eula Jean Schiffner and Donald R. Smith and Edna B. Smith, known to me, to be the persons whose name are subscribed to the within Instrument, and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

Donna McGuire
Notary Public in and for said State.
DONNA MCGUIRE

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OFFICIAL SEAL
DONNA MCGUIRE
NOTARY PUBLIC
RIVERSIDE CO., CALIF.
My commission expires 12-27-83

ACKNOWLEDGMENT—General—Notarials Form 233—Rev. 3-64

Dated March 22, 1977 ✓

David Schiffner
DAVID SCHIFFNER

Eula Jean Schiffner
EULA JEAN SCHIFFNER

Donald R. Smith
DONALD R. SMITH

Edna B. Smith
EDNA B. SMITH

APPROVED AS TO FORM

Clara Sures April 6, 1977
DEPUTY CITY ATTORNEY

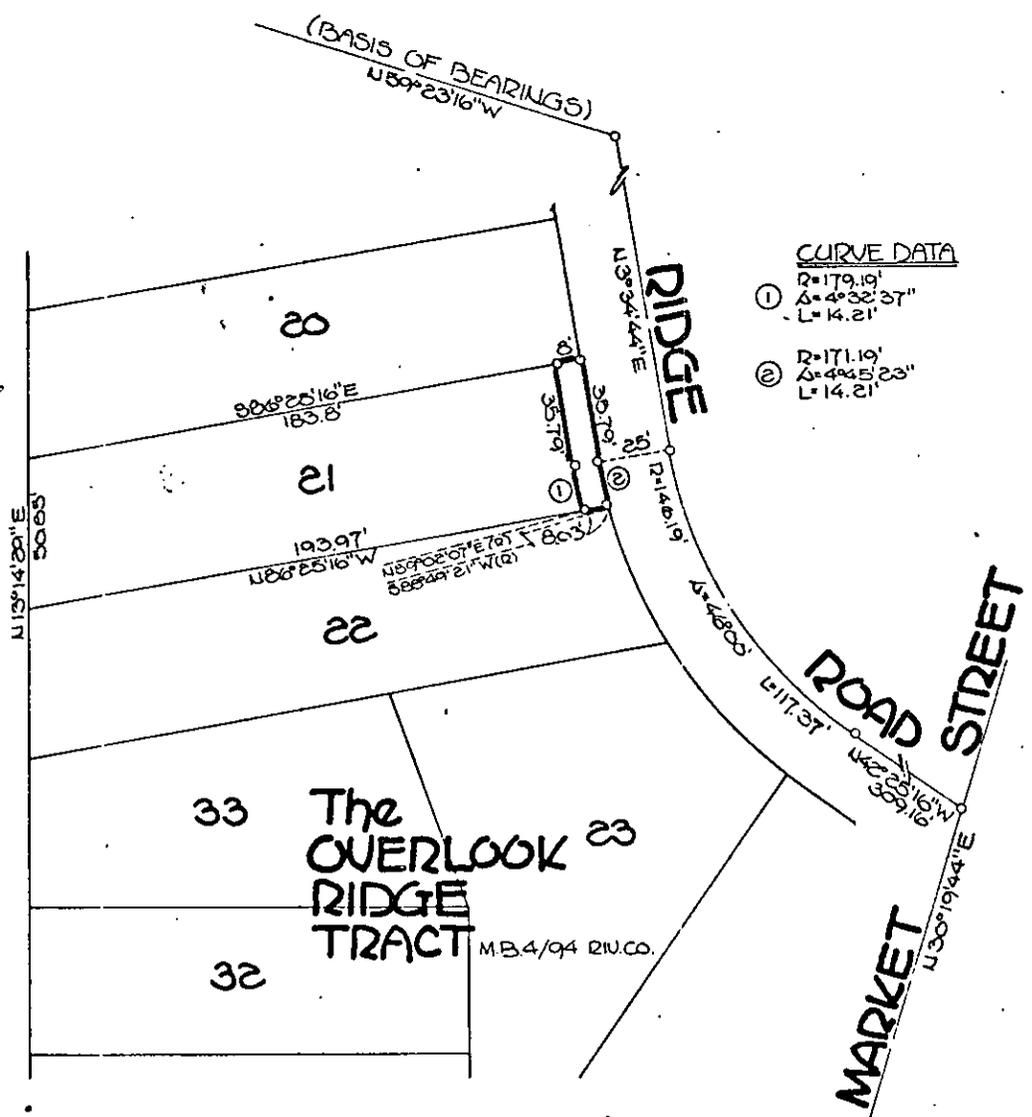
CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by this Instrument 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 as Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

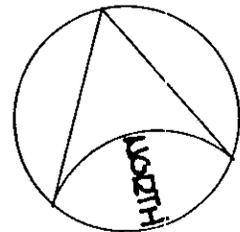
Dated 4/8/77

M. Rice
Property Services Manager

60454



BASIS OF BEARINGS IS THE E OF RIDGE ROAD TAKEN AS N59°23'16"W AS SHOWN BY DEED RECORDED SEPT. 13, 1966, AS INST. # 91571 OF OFFICIAL RECORDS OF RIVERSIDE CO.



• 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	1/14
SCALE: 1" = 50'	DRAWN BY J.V. DATE 3/11/77	SUBJECT Bldg. Permit-3842 Ridge Rd.	

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