

When recorded mail to:

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

232931

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

NOV 3 1978

45 Min. Past 3 o'clock P.M.
At Request of

CITY CLERK

Book 1978, Page 232931
Recorded in Official Records
of Riverside County, California

Donald S. ... Recorder
FILES:

FOR RECORDER'S OFFICE USE ONLY

Project: 5895 Sinclair Street
Building Permit

GRANT DEED

3472

RONALD C. VALK, a married man as his sole and separate property,
Grantor

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do es 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:

All that portion of Lot 5 in Block 3 of La Grandada, as shown by map on file in Book 12 of Maps, at Page 42 thereof, records of said Riverside County, more particularly described as follows:

BEGINNING at a point in the west line of said Lot, South 01° 34' 08" West 49.23 feet from the northwesterly corner of said Lot; said point being also the northwesterly corner of that certain parcel of land conveyed to Walter J. Allen by deed recorded December 30, 1952, as Instrument No. 55598 of Official Records of said Riverside County;

THENCE South 80° 31' 00" East, along the northerly line of said parcel 8.08 feet to a line which is parallel with and distant 33.00 feet east, as measured at right angle from the centerline of Sinclair Avenue (formerly Freeman Avenue);

THENCE South 01° 34' 08" West, along said parallel line 29.66 feet to the beginning of a tangent curve with a radius of 67.00 feet, concaving northeasterly and being concentric with the centerline curve of Sinclair Avenue as shown by said map of La Granada;

THENCE Southerly and Southeasterly along said curve an arc length of 53.94 feet, thru a central angle of 47° 50' 20" to a line which is parallel with and distant 33.00 feet northeasterly, as measured at right angle, from said centerline of Sinclair Avenue;

THENCE South 46° 16' 12" East, along said parallel line 64.26 feet to the easterly line of said parcel so conveyed to Walter J. Allen;

THENCE South 14° 32' 36" West, along said easterly line 9.16 feet to the southwesterly line of said Lot;

THENCE North 46° 16' 12" West, along said southwesterly line 68.73 feet to the beginning of a tangent curve with a radius of 75.00 feet and concaving northeasterly;

THENCE Northwesterly and Northerly along said curve an arc length of 62.62 feet, thru a central angle of 47° 50' 20" to the end thereof;

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THENCE North 01° 34' 08" East, along said west line of Lot 5 a distance of 30.77 feet to the point of beginning.

Area - 0.029 of an acre.

232931

DESCRIPTION APPROVAL
By George Hutchinson 9/25/78 OS

Dated Oct 26, 1978

Ronald C. Valk
RONALD C. VALK

as witness Frank W. Martin, Jr.

APPROVED AS TO FORM

Charles J. Bennett
DEPUTY CITY ATTORNEY

STATE OF CALIFORNIA,
COUNTY OF Riverside } ss.

ON October 26, 1978

before me, the undersigned, a Notary Public in and for said State, personally appeared Frank W. Martin, Jr.

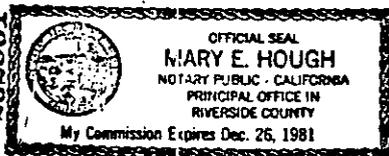
personally known to me to be the person whose name is subscribed to the within Instrument, as a Witness thereto, who being by me duly sworn, deposes and says:

That he resides in Riverside County and that he was present and saw Ronald C. Valk

personally known to him to be the same person described in and whose name subscribed to the within and annexed Instrument as the Party thereto, execute and deliver the same, and he acknowledged to said affiant that he executed the same; and that said affiant subscribed his name thereto as a Witness.

WITNESS my hand and official seal.

Mary E. Hough
Notary Public in and for said State.



232931

9472

232931

THENCE North 01° 34' 08" East, along said west line of Lot 5 a distance of 30.77 feet to the point of beginning.

Area - 0.029 of an acre.

DESCRIPTION APPROVAL
by George W. Matlock 9/25/78 by OS

Dated Oct 26, 1978

Ronald C. Valk
RONALD C. VALK

as witnessed by George W. Matlock

APPROVED AS TO FORM
George W. Matlock
DEPUTY CITY ATTORNEY

CONSENT TO RECORDATION

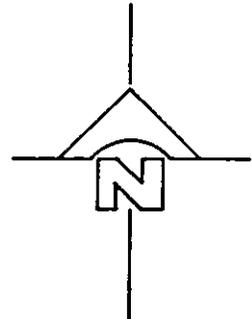
THIS IS TO CERTIFY that the interest in real property conveyed by this instrument to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 as Inst. No. 123460, Riverside County records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 11-3-78

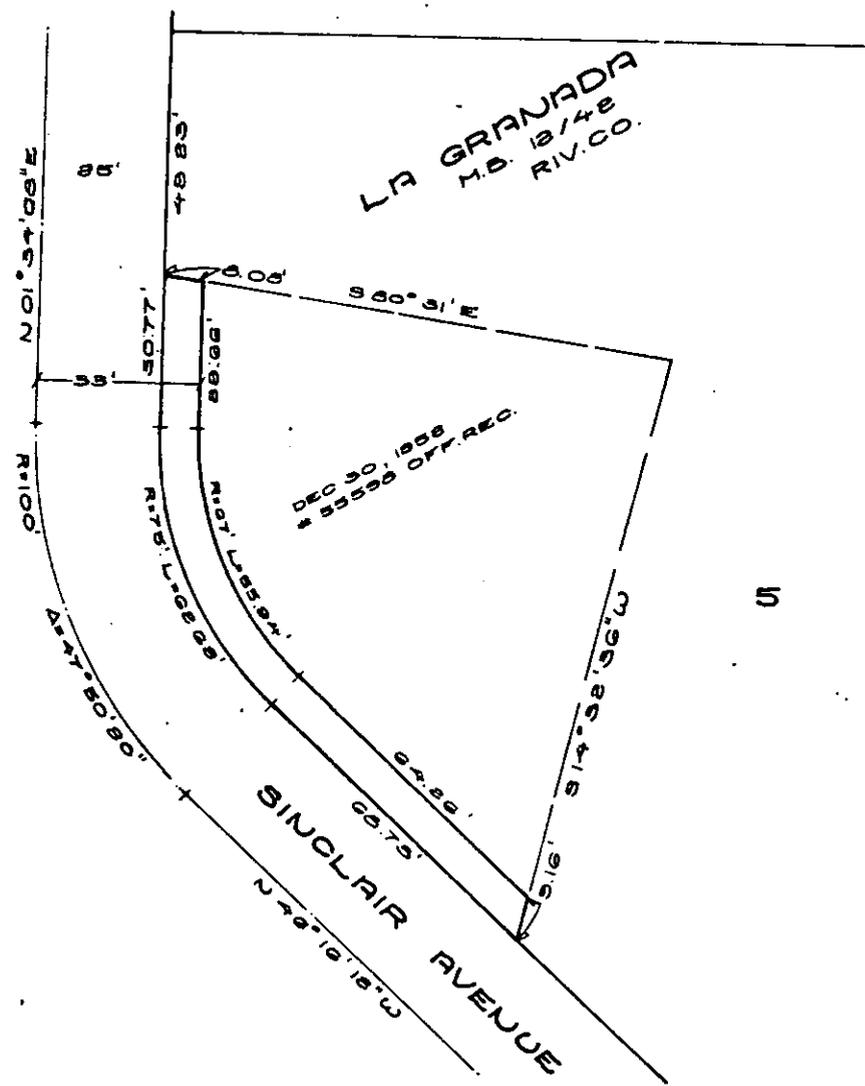
George W. Matlock
Property Services Manager

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232931



BIK 3



LA GRANADA
M.D. 12/42
RIV.CO.

DEC 30, 1958
53599 OFF. REC.

SINCLAIR AVENUE

• 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

SCALE 1" = 30' DRAWN BY G.P.E. DATE 9/22/76 SUBJECT 5895 SINCLAIR AVE - BLDG PERMIT

9472