

169867

When recorded mail to:

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

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  
1 Min. Post to clock

JUL 18 1986

Recorded in Official Records  
of Riverside County, California  
William E. Stanley  
RECORDER

FOR RECORDER'S OFFICE USE ONLY

Project: C-17-845  
Indiana Avenue and Tyler Street

11523

GRANT DEED

SPRUCE GROVE, INC., a California corporation, Grantor, FOR 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:

All that portion of Lots 1 and 2 in Block 37 of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 70 of Maps, records of San Bernardino County, California, described as follows:

COMMENCING at the southeast corner of said Lot 1, said corner also being a point in the southwesterly line of Tyler Street, (80 feet wide), as shown by said map;

THENCE North 34° 19' 25" West, a distance of 185.07 feet along said southwesterly line to the POINT OF BEGINNING;

THENCE North 67° 25' 53" West, a distance of 27.46 feet to a point 11.00 feet distant southeasterly of the southeasterly line of Indiana Avenue, (66 feet wide), as shown in Book 2, Page 150 of State Highway Maps, records of said Riverside County;

THENCE South 55° 40' 55" West, a distance of 125.84 feet to the beginning of a curve, concave to the northwest whose radius is 544.86 feet and central angle is 11° 32' 15";

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THENCE along said curve concave to the northwest, a distance of 109.72 feet;

THENCE South 67° 13' 10" West, a distance of 1094.48 feet to a point on the southerly line of said Lot 2;

THENCE along said southerly line, North 34° 16' 57" West, a distance of 11.23 feet to a point in the southeasterly line of said Indiana Avenue, (66 feet wide);

THENCE on said southeasterly line of Indiana Avenue, North 67° 13' 10" East, a distance of 1096.72 feet to a point which is the beginning of a curve concave northwesterly;

THENCE along said curve, concave northwesterly whose central angle is 11° 32' 15" and radius is 533.86 feet, for a distance of 107.50 feet to the end of said curve;

THENCE North 55° 40' 55" East, continuing along said southeasterly line, a distance of 140.84 feet to a point in said southwesterly line of Tyler Street, (80 feet wide);

THENCE along said southwesterly line of Tyler Street, South 34° 19' 25" East, a distance of 34.00 feet to said POINT OF BEGINNING.

Area: 0.34 of an acre.

DESCRIPTION APPROVAL  
George P. Hutchinson 7/9/86 by K.S.P.  
Shirley

Dated 1-10-86

SPRUCE GROVE, INC., a  
California corporation

APPROVED AS TO FORM  
Carolyn Cooper 7-11-86  
ASST. CITY ATTORNEY

By [Signature] JAMES A. CARTON  
Title PRES.  
By [Signature]  
Title [Signature]

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a Municipal Corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 14883 of said City Council adopted January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 2/18/86

[Signature]  
Title Property Services Manager

311.5/m - survey.12/a

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RIVERSIDE 91 FREEWAY

AT & SF RR

INDIANA S.H.M. 2/150

N 67°13'10"E  
1096.72'  
1094.48'

AVENUE

N 55°20'55"E  
140.84'  
125.84'  
N 67°29'53"W  
214.62'  
185.07'  
219.07'

R. L. & I. Co.

LOT 2

BLOCK 37

LOT 1

M.B. 1/70 S.B.Co.

S 55°41'20"W

1322.48'

COMANCHE AVE.

TYLER

ALSONQUIN

WINNEBAGO

CHEROKEE

CURVE DATA

LT.	R	Δ	L
A	500.86'	11°32'15"	100.86'
B	533.86'	11°32'15"	107.50'
C	544.86'	11°32'15"	109.72'

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

5/20-4

SCALE: 1" = \_\_\_\_\_

DRAWN BY KGS DATE 6/23/86

SUBJECT C-17-845

ST. WIDENING

11523