

260018

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
Min. Past 2'clock P.M.

OCT 17 1986
Recorded in Official Records
of Riverside County, California
William S. Stank
RECORDER
Fee \$

FOR RECORDER'S OFFICE USE ONLY

Project: C-18-845
Van Buren Blvd. and Wells Ave.

11633

GRANT DEED

SHELL OIL COMPANY, a Delaware 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 the north 355 feet of the N 1/2 of the E 1/2 of the SE 1/4 of the SE 1/4 of Section 1, T. 3 S., R. 6 W., S.B.M., more particularly described as follows:

COMMENCING at the southeast corner of that certain parcel of land conveyed to Sam and Phil Kelber, a partnership, by deed recorded March 25, 1971, as Instrument No. 30400 of Official Records of said Riverside County;

THENCE South 89° 26' 20" West, along the south line of said parcel a distance of 7.00 feet to a line which is parallel with and distant 47.00 feet west, as measured at right angle, from the east line of said Section 1, said east line also being the centerline of Van Buren Boulevard and the POINT OF BEGINNING of the parcel of land to be described;

THENCE North 0° 17' 40" East, along said parallel line 121.16 feet to the beginning of a tangent curve with a radius of 28.00 feet and concaving southwesterly;

THENCE Northerly, Northwesterly, and Westerly along said curve an arc length of 44.33 feet thru a central angle of 90° 44' 00" to the south line of Wells Avenue (formerly Huron Avenue);

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THENCE South 89° 33' 40" West, along said south line of Wells Avenue, a distance of 114.64 feet to the northwest corner of said parcel of land conveyed March 25, 1971;

THENCE South 00° 17' 40" West, along the westerly line of said parcel conveyed March 25, 1971, a distance of 4.00 feet to a point in a line parallel with and distant 4.00 feet south, as measured at right angle, to said south line of Wells Avenue;

THENCE North 89° 33' 40" East, along said parallel line a distance of 112.29 feet to the beginning of a non-tangent curve concave southwesterly and having a radius of 39.50 feet;

THENCE southeasterly along said curve an arc length of 26.97 feet thru a central angle of 39° 07' 10" to a point in a line parallel with and distant 60.00 feet west, as measured at right angle to said centerline of Van Buren Boulevard;

THENCE South 00° 17' 40" West, along said last mentioned parallel line, a distance of 125.68 feet to said south line of said parcel conveyed March 25, 1971;

THENCE North 89° 26' 20" East, along said last mentioned south line, a distance of 13.00 feet to said POINT OF BEGINNING.

Area: 0.11 acre, more or less.

Dated SEPTEMBER 29, 1986

By E. D. Ellis
MANAGER, CORPORATE REAL ESTATE
ADMINISTRATIVE SERVICES

By Wau
ASSISTANT SECRETARY

APPROVED AS TO FORM
Carolyn Cooper 10-8-86
ASST. CITY ATTORNEY

RECORDATION APPROVAL
George Hutchinson
Surveyor

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 10/12/86

[Signature]
Title Property Services Manager

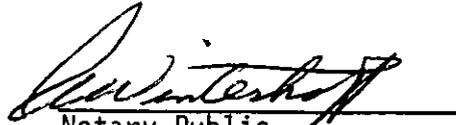
311.5/m - survey.128/c

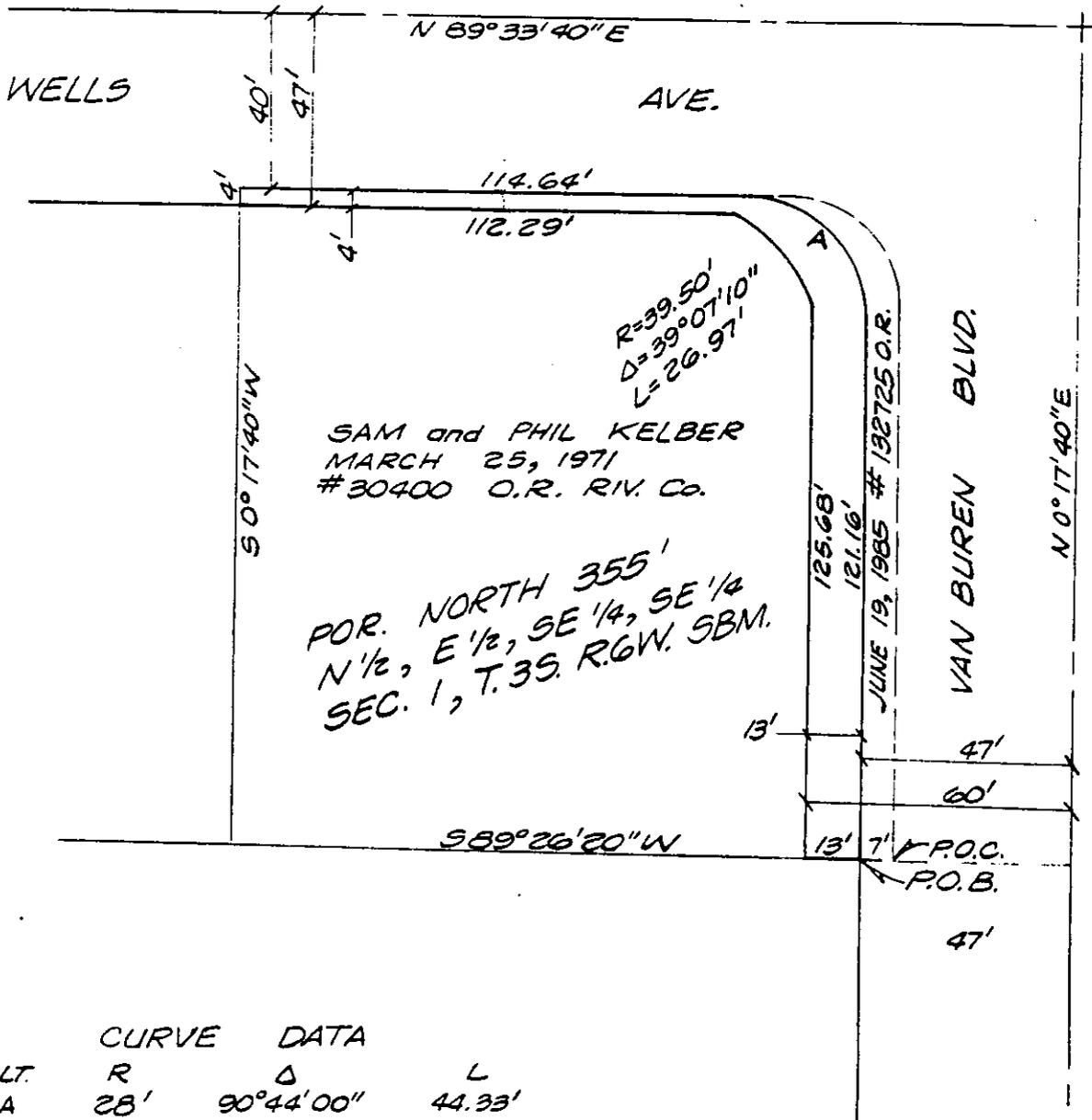
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THE STATE OF TEXAS

On this 29th day of September, 1986, before me,
R. C. WINTERHOFF, a Notary Public in and for said State,
residing therein, duly commissioned and sworn, personally appeared
E. D. Ellis, known to me to be the Manager Corporate Real Estate,
Administrative Services of Shell Oil Company, the corporation that
executed the within instrument, and acknowledged to me that such
corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official
seal the day and year in this certificate first above written.


Notary Public
R. C. WINTERHOFF
Notary Public in and for the State of Texas
My Commission Expires August 11, 1988



LT.	R	Δ	L
A	28'	90° 44' 00"	44.33'

• 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

6/16-2

SCALE: 1" = 40' DRAWN BY Kgs DATE 8/27/86 SUBJECT C-13-845