A portion of the NE¼ of Section 36 T2S, R5W, SBBM per U.S. Government Survey thereof, described as follows:

Beginning at a point in the easterly line of Glenhaven Avenue (formerly Kansas Avenue) being the southwesterly corner of Lot 1 of Victoria Hills Unit One as shown by map on file in Book 36, page 58 of Maps, Records of Riverside County, California;

Thence S00°08'45"W (recorded S00°06'00"W) 25.50 feet parallel with said easterly line of Glenhaven Avenue to the beginning of a tangent curve concave easterly having a radius of 158.43 feet;

Thence southerly 89.48 feet along said curve through a central angle of 32°21'35" to an intersection with a non-tangent line bearing N78°13'E, said intersection being 50.00 feet northerly (measured at right angles) of the northerly boundary of the Gage Canal right of way as shown on a map of the Church Subdivision on file in Book 6, page 55 of Maps, Records of Riverside County, California;

Thence parallel with said northerly boundary of the Gage Canal right of way and 50.00 feet northerly therefrom (measured at right angles thereto) the following two courses:

N78°13'E, 234.28 feet, along said non-tangent line;

Thence N77°17'E, 14.02 feet, to the southerly prolongation of the westerly line of Telefair Way (60 feet wide) as shown on a map of Victoria Hills Unit Two on file in Book 38, pages 17, 18 and 19 of Maps, Records of Riverside County, California;

Thence N11°40'30"W (recorded N11°44'15"W) 94.68 feet along said southerly prolongation of the westerly line of Telefair Way to the southeasterly corner of Lot 27 of said Victoria Hills Unit Two;

Thence continuing N11°40'30"W, 2.50 feet, along said easterly line of L t 27 to the southwesterly corner of Lot B of said Victoria Hills Unit Two;

Thence N78°19'30"E (recorded N78°15'45"E) 60.00 feet to the southeasterly corner of said Lot B;

Thence S11°40'30"E, 96.08 feet, parallel with said southerly prolongation of the westerly line of Telefair Way, to a point 50.00 feet northerly (measured at right angles) of said northerly boundary of the Gage Canal right of way;

Thence parallel with said northerly boundary of the Gage Canal right of way and 50.00 feet northerly therefrom (measured at right angles thereto) the following three courses;

N77°17'E, 41.85 feet, to the beginning of a tangent curve concave northerly having a radius of 687.12 feet;

Thence easterly 161.30 feet along said curve through a central angle of 13°27' to a tangent line bearing N63°50'E;

Thence N63°50'E, 64.73 feet, along said tangent line;

Thence S26°10'E, 50.00 feet, at right angles to last said course, to said northerly boundary of the Gage Canal right of way;

Thence westerly along said northerly boundary of the Gage Canal right of way the following four courses:

S63°50'W, 64.73 feet, to the beginning of a tangent curve concave northerly having a radius of 737.12 feet;

Thence westerly 173.04 feet along last said curve through a central angle of 13°27' to an end of said curve in a tangent line bearing S77°17'W;

Thence S77°17'W, 116.28 feet, along said tangent line;

Thence S78°13'W, 211.94 feet, to a point in said easterly boundary of Glenhaven Avenue;

Thence northerly along said easterly boundary of Glenhaven Avenue the following three courses:

N41°36'30"W (recorded N41°37'W) 28.82 feet to the beginning of a tangent curve concave easterly having a radius of 161.43 feet;

Thence northerly 117.64 feet along said curve through a central angle of 41°45'15" to a tangent line bearing N00°08'45"E (recorded N00°06'00"E);

Thence N00°08'45"E, 25.50 feet, along said tangent line to the southwesterly corner of Lot B of said Victoria Hills Unit One;

Thence S89°51'15"E (recorded S89°54'E) 3.00 feet along the southerly line of said Lot B to the point of beginning.

For public street purposes.

4524

FILE COPY

12-28-62
1-4-63

Record of Survey 724

GRANT DEED

CITATION CONSTRUCTION CORPORATION, a California corporation,

(Grantor - ~~Grantors~~)

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: --

See attached description.

Dated JAN. 9, 1963

CITATION CONSTRUCTION CORPORATION,
a California corporation

(S) By EDWARD E. BARNETT (PRES)

(S) By JOHN S. NOBLE (SEC'Y)

RECORDED JAN. 11, 1963
BOOK 3299 PAGE 562
OFFICIAL RECORDS, RIV. CO.
INSTRUMENT NO. 4079

✓
4/38
HB

4524

SCALE: 1 = 100 | DRAWN 12/27/62 BY H.B. | SUBJECT R/S 724 | 4524