FILE COPY R/S 780

GRANT DEED

ETHEL G. GRAVES

JAMES K. PACE and MAXINE F. PACE as their interests appear of record

(~~Grantor~~- 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: --

See description attached-

Dated May 11 19 64

RECORDED MAY 15 1964
BOOK 3695 PAGE 234
OFFICIAL RECORDS, RIV. CO.
INSTRUMENT NO. 60359

Ethel G. Graves

James K. Pace

Maxine F. Pace

CL 304-418 (5/29/63)

2/2.1 G.S.

4946

Those portions of Lots 16, 17 and 18 of Holmes Place as shown by map on file in Book 7, page 23 of Maps, Records of Riverside County, California, being described as follows:

Beginning at the southeasterly corner of said Lot 18, said point being in the northerly line of Jurupa Avenue (a street of variable width) thence N86°00'40"W 156.52 feet to a point in the easterly line of Palm Avenue (80.00 feet wide);

Thence N0°03'50"E 199.35 feet along the easterly line of said Palm Avenue to the beginning of a tangent curve, concave easterly, having a radius of 404.41 feet;

Thence northerly along said tangent curve through a central angle of 29°08'40" for an arc distance of 205.71 feet to a lot corner common to Lots 16 and 17 of Holmes Place as shown by said map and Lot 15 of Beverly Homes as shown by map on file in Book 31, pages 6 and 7 of Maps, Records of Riverside County, California;

Thence S73°12'00"E 4.10 feet along the southwesterly line of lot 15 of said Beverly Homes;

Thence S29°12'30"W 0.88 feet to the beginning of a tangent curve, concave easterly, having a radius of 400.41 feet;

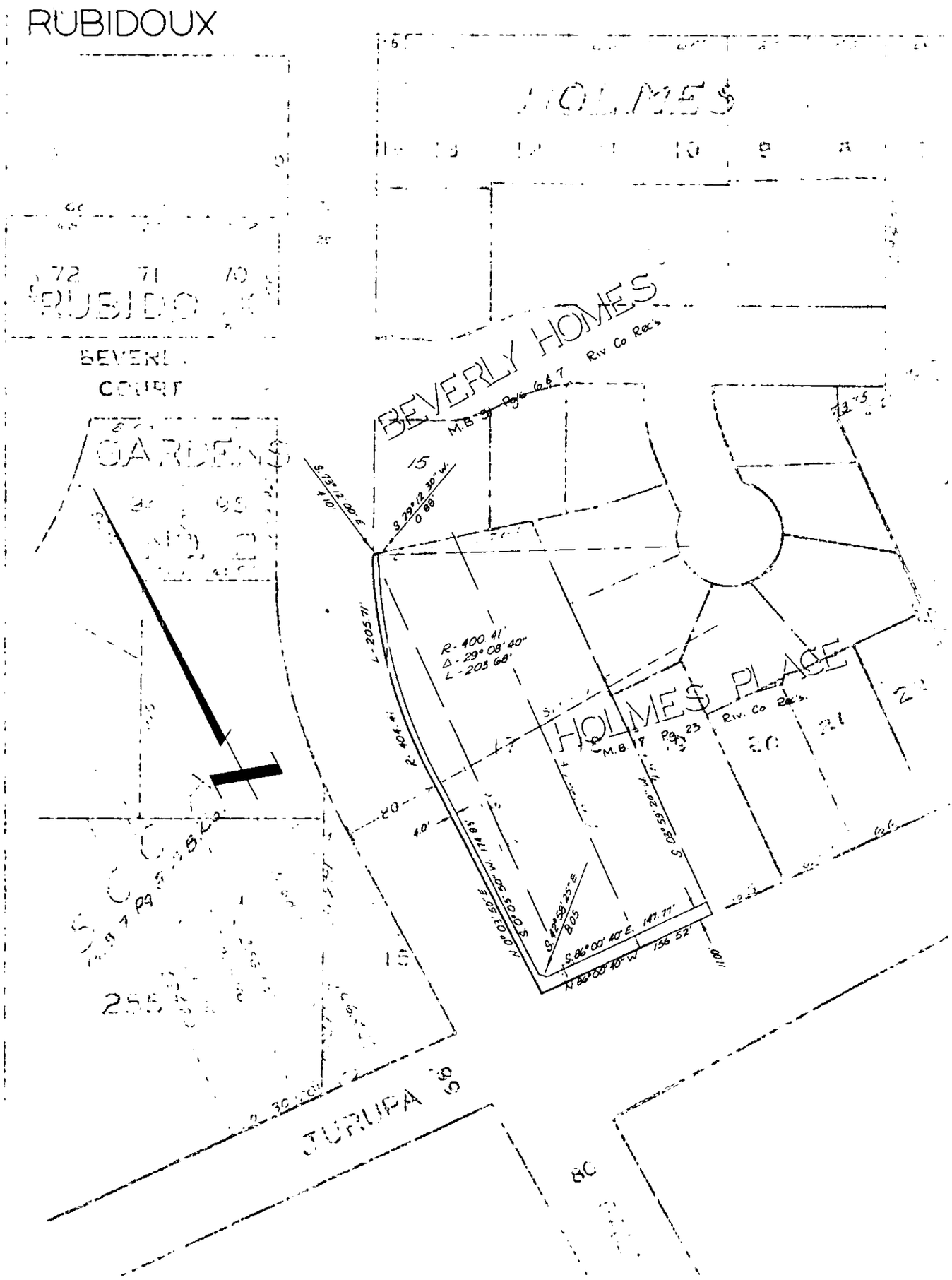
Thence southerly along said tangent curve, parallel with and 4.0 feet easterly from the easterly line of Palm Avenue, through a central angle of 29°08'40" for an arc distance of 203.68 feet to the end of said tangent curve;

Thence S0°03'50"W, parallel with said easterly line of Palm Avenue, 174.83 feet;

Thence S42°58'25"E 8.05 feet to a point in a line which is parallel and 11.00 feet measured at right angles northerly from the northerly line of Jurupa Avenue (a street of variable width);

Thence S86°00'40"E, parallel with said northerly line of Jurupa Avenue 147.77 feet to a point in the easterly line of said Lot 18 of Holmes Place;

Thence S03°59'20"W 11.00 feet along the easterly line of said Lot 18 of said Holmes Place to a point in the northerly line of Jurupa Avenue to the point of beginning.



CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT

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.

4 946

SCALE: 1" = 100'	DRAWN 3/4/64 BY RGM	SUBJECT	2/27