

138643

CONTINENTAL LAND TITLE CO

When recorded mail to:

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

RECEIVED FOR RECORD
Min. Past: 2:00 P.M.

JUN 25 1985

Recorded in Official Records
of Riverside County, California

William E. Smith
RECORDER
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: PMW-36-845

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a municipal corporation, does hereby grant to the ERWIN FAMILY PARTNERSHIP the real property in the City of Riverside, County of Riverside, State of California, described as follows:

All that portion of Lots 1 and 7 of Birche's Subdivision, as shown by map on file in Book 4, Page 98 of Maps, records of said Riverside County, and a portion of the Riverside Water Company Canal, described as follows:

COMMENCING at the most easterly corner of said Lot 1; said corner being in the northwesterly line of the Atchison, Topeka and Santa Fe Railroad Company right-of-way; said corner also being the beginning of a non-tangent curve with a radius of 5,679.65 feet and concaving northwesterly; the radial line of said curve at said corner bears S 40° 05' 16" W;

THENCE southwesterly along said curve an arc length of 15.09 feet, thru a central angle of 0° 09' 08" to the TRUE POINT OF BEGINNING;

THENCE continuing southwesterly along said curve and along said northwesterly line an arc length of 589.76 feet, thru a central angle 05° 56' 58" to a point of tangency;

THENCE S 56° 00' 50" W, tangent to said curve and along said northwesterly line 35.95 feet to the westerly line of the Riverside Water Company Canal;

THENCE N 21° 01' 44" E, along said westerly line 57.57 feet to the beginning of a non-tangent curve with a radius of 5,646.65 feet, concaving northwesterly and being concentric with hereinabove described curve having a radius of 5,679.65 feet; the radial line of said curve having a radius 5,646.65 feet at said beginning bears S 34° 06' 00" E;

THENCE northeasterly along said curve with a radius of 5,646.65 feet an arc length of 578.53 feet, thru a central angle of 05° 52' 13" to said line which is parallel with and distant 55.00 feet southwesterly as measured at right angle from the centerline of Adams Street;

THENCE S 34° 00' 00" E, along said parallel line 33.18 feet to said TRUE POINT OF BEGINNING.

Area - 0.456 of an acre.

Dated June 6, 1985

CITY OF RIVERSIDE,
a municipal corporation

By *W. Brown*
Mayor

Attest *Alice A. Hare*
City Clerk

DESCRIPTION APPROVAL
George P. Mitchell 5/31/85 by *AS*
Surveyor

APPROVE S TO FORM
Carolyn Conder 6-3-85 1
SENIOR DEPUTY CITY ATTORNEY

764

03-82459-02

9/3

138643

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

On this 6th day of June, in the year 1985, before me,
Margaret I. Allen a Notary Public
in and for said County and State, personally appeared Ab Brown and
Alice A. Hare personally known to me
to be the persons who executed this instrument as Mayor and City Clerk of the
City of Riverside, a municipal corporation, and acknowledged to me that the
municipal corporation executed the same.

Witness my hand and official seal.

Margaret I. Allen

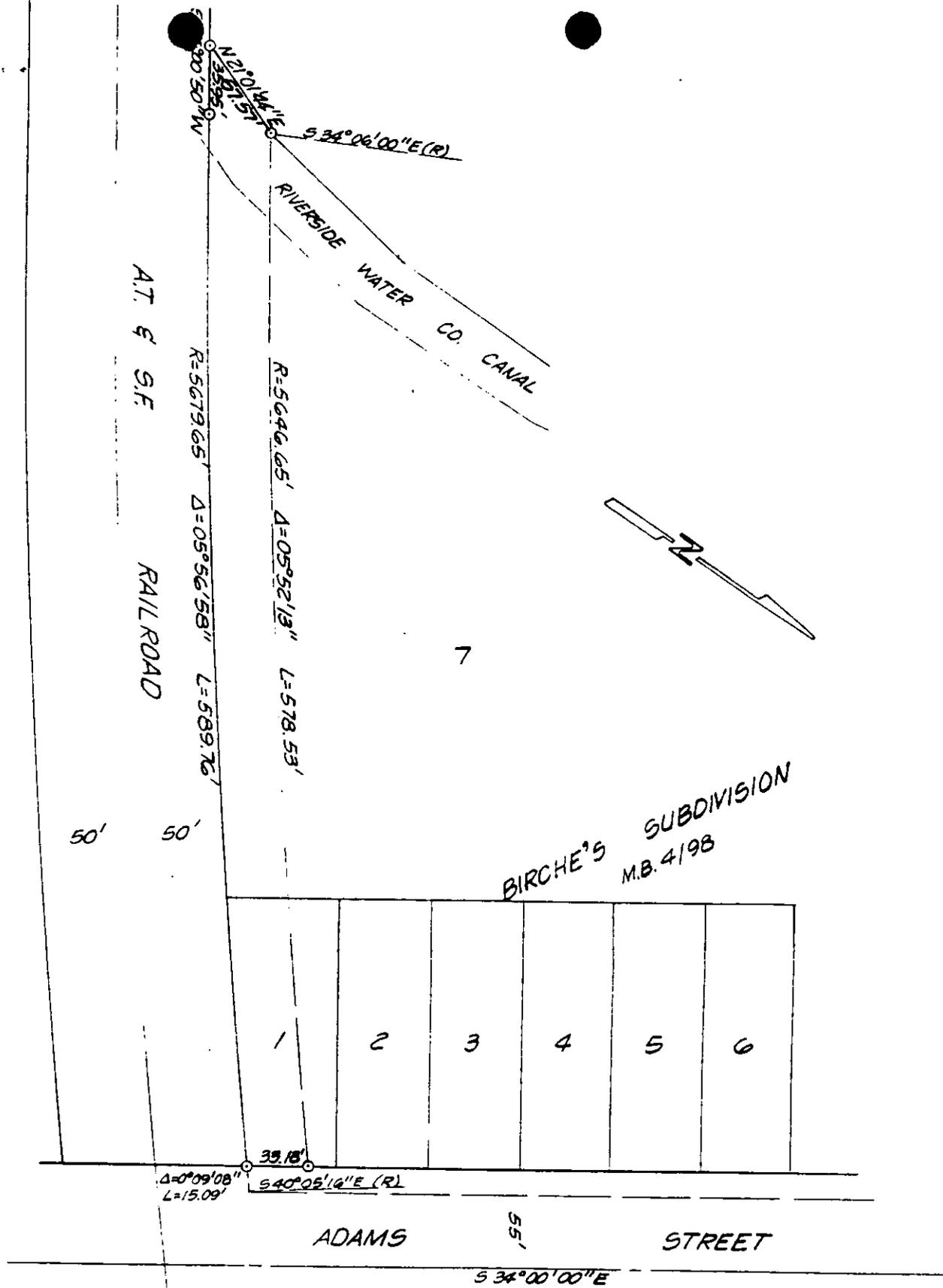
Notary Public in and for said State

0044X/m - 4250M/b



764

138643



• 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

5/39

SCALE: 1" = 80'

DRAWN BY Kps DATE 5/30/85

SUBJECT SURPLUS PROPERTY (PMW-36-845)

764