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237098

City Clerk's Office
City of Riverside
City Hall, 3000 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 5103)

RECEIVED FOR RECORD
At Request of
CITY OF RIVERSIDE
Book 1981, Page 237098

DEC 23 1981

Recorded in Official Records
of Riverside County, California

FILED
DEC 23 1981

FOR RECORDER'S OFFICE USE ONLY

Project: Jurupa Avenue Building Permit

GRANT DEED

10251

E. L. YEAGER CONSTRUCTION COMPANY, INC., a California corporation,

Grantor

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:

That portion of Lots 2 and 3 in Block 24 of Tract No. 2 of the Riverview Addition to the City of Riverside, as shown by map on file in Book 6 of Maps, page 63 thereof, Records of Riverside County, California, more particularly described as follows:

Commencing at the intersection of the centerline of Jurupa Avenue with the centerline of Dexter Street (Vacated), as shown on said map;

Thence North 85° 43' 55" West along said centerline of Jurupa Avenue, a distance of 33.06 feet;

Thence North 04° 16' 05" East, a distance of 33.00 feet to a point in the northerly line of said Jurupa Avenue, as shown on said map, said point also being in the southerly line of that certain parcel of land conveyed to the City of Riverside by deed recorded December 12, 1957 in Book 2192, at page 39 thereof, Records of Riverside County, California, said point also being the beginning of a nontangent curve, concave to the south, having a radius of 1556.00 feet, the radial line at said point bears North 04° 16' 05" East;

Thence westerly along said northerly line of Jurupa Avenue and along said southerly line of said parcel conveyed to the City of Riverside as aforesaid, and along said curve, to the left, through a central angle of 02° 10' 00", an arc distance of 58.84 feet to a point of compound curvature with a curve concave to the south, having a radius of 1339.57 feet, the radial line at said point bears North 02° 06' 05" East;

Thence continuing westerly along said northerly line of Jurupa Avenue and along said southerly line of said parcel conveyed to the City of Riverside, and along said curve having a radius of 1339.57 feet, to the left, through a central angle of 02° 21' 29", an arc distance of 55.13 feet to a point therein for the TRUE POINT OF BEGINNING, the radial line at said point bears North 00° 15' 24" West, said point also being the southwesterly corner of said parcel of land conveyed to the City of Riverside as aforesaid;

10251

237098

Thence continuing westerly along said northerly line of Jurupa Avenue and along said curve, to the left, through a central angle of 01° 17' 01", an arc distance of 30.01 feet to a point therein, the radial line at said point bears North 01° 32' 25" West;

Thence North 00° 07' 15" East, a distance of 13.40 feet to a point in the southerly line of that certain 50.00 foot railroad right-of-way, as shown by Record of Survey on file in Book 19 of Record of Surveys, page 68 thereof, Records of Riverside County, California, said point being in a curve in said southerly line, concave to the north, having a radius of 598.94 feet (recorded as 598.69 feet), the radial line at said point bears South 00° 23' 31" West;

Thence easterly along said southerly line and along said curve, to the left, through a central angle of 05° 44' 53", an arc distance of 60.09 feet to a point therein, the radial line at said point bears South 05° 21' 22" East;

Thence South 00° 07' 15" West, a distance of 9.23 feet to a point in the northerly line of that certain parcel of land conveyed to the City of Riverside as aforesaid, said point being in a curve, concave to the south, having a radius of 1346.07 feet, the radial line at said point bears North 01° 01' 19" East;

Thence westerly along said northerly line and along said curve, to the left, through a central angle of 01° 16' 37", an arc distance of 30.00 feet to the northwest corner of said parcel of land conveyed to the City of Riverside, the radial line at said point bears North 00° 15' 18" West;

Thence South 00° 07' 15" West along the westerly line of said parcel, a distance of 6.50 feet to the point of beginning.

Area - 634.91 square feet.

APPROVAL
George P. Hutchinson, 2/28/81 by *RF*

Dated Dec. 17, 1981

E. L. YEAGER CONSTRUCTION COMPANY, INC.
a California corporation.

APPROVED AS TO FORM
Ronald M. Christman
DEPUTY CITY ATTORNEY

By: *[Signature]*
S. YEAGER, President

By: *[Signature]*
WILMA A. GILBERT, Secretary

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by this Instrument to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 as Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

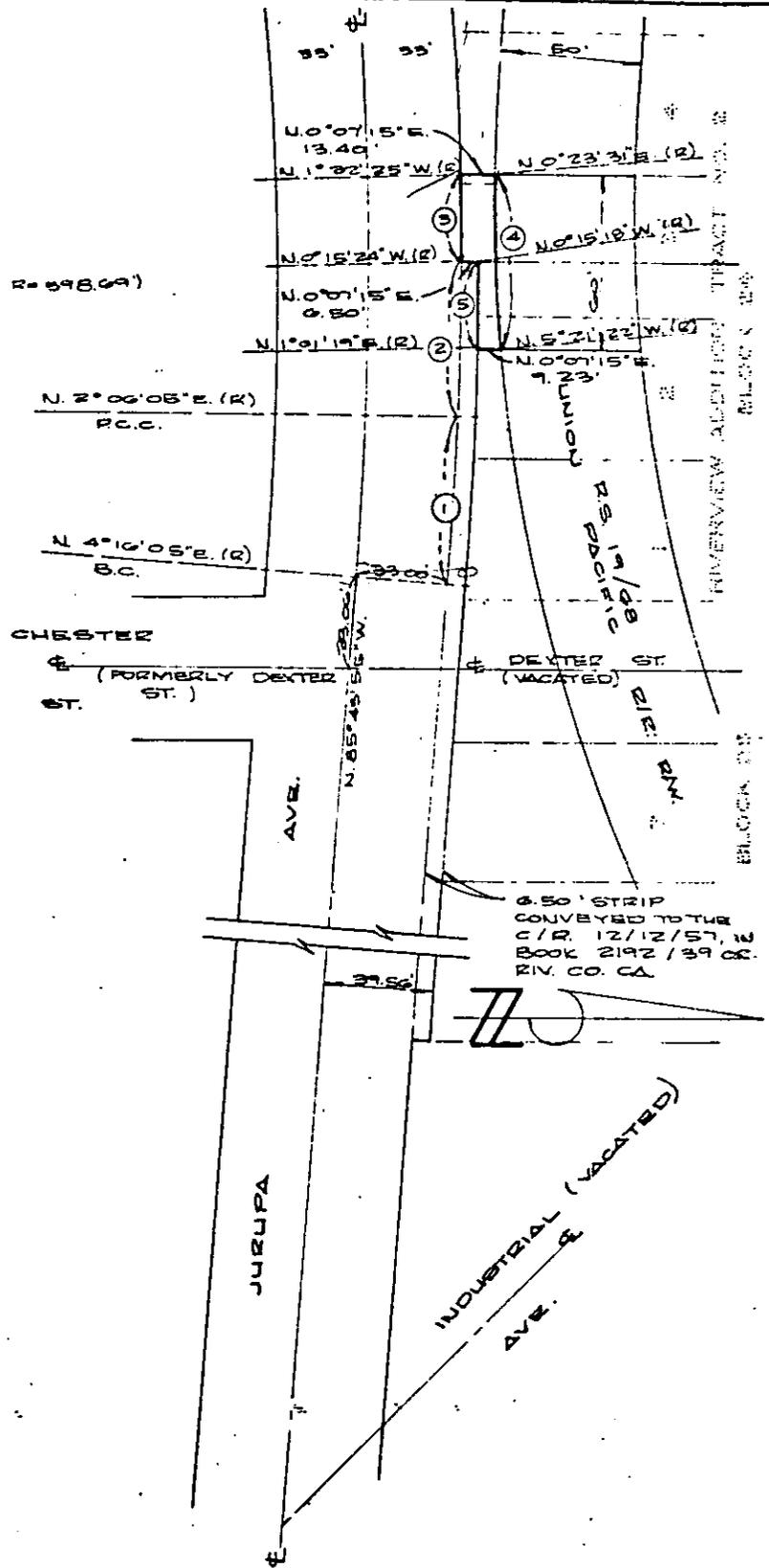
Dated 12-23-81

[Signature]
Property Services Manager

RECEIVED
RIVERSIDE COUNTY CLERK
RECORDS SECTION
DEC 23 1981

CURVE DATA

- ① Δ: 2°10'00"
R: 1550.00'
L: 58.84'
- ② Δ: 2°21'29"
R: 1339.57'
L: 56.13'
- ③ Δ: 1°17'01"
R: 1339.57'
L: 30.01'
- ④ Δ: 5°44'58"
R: 598.94'
(FORMERLY REC. R=598.09')
L: 60.09'
- ⑤ Δ: 1°16'37"
R: 1346.07'
L: 30.00'



• 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

80-148

SCALE: 1" = 50'

DRAWN BY D.H. DATE 6/3/81

SUBJECT 6023 JURUPA AVE.

OCT 27 1981

10251