

When recorded mail to  
City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

RECEIVED FOR RECORD  
AT 9:00 O'CLOCK A.M.  
At Request of  
TICOR TITLE INSURANCE CO. 65155  
Book 1983, Page

APR - 7 1983

Recorded in Official Records  
of Riverside County, California

*William E. Stoney*  
Recorder

Fees \$

FREE RECORDING  
This instrument is for the benefit  
of the City of Riverside and is  
entitled to be recorded without  
fee. (Government Code 6103)

FOR RECORDER'S OFFICE USE ONLY

Project: PMW-10-823  
Street Widening

GRANT DEED

10563

PETER M. LEWIS, a married man as his sole and separate property,  
Grantor

FOR A 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:

Parcel 1

That portion of Lot 29 of Lincoln Heights, as shown by map  
on file in Book 4, Page 97 of Maps, records of Riverside  
County, California, described as follows:

BEGINNING at the northeasterly corner of said Lot 29;

THENCE North 89° 39' 00" West, along the northerly line of  
said Lot 29, a distance of 91.29 feet;

THENCE Northwesterly, continuing along said northerly line,  
on a curve concave northerly, having a radius of 60.36 feet,  
through a central angle of 41° 23' 00", an arc length of  
43.60 feet to the southeasterly line of that certain parcel  
of land conveyed to the City of Riverside by Deed recorded  
April 3, 1970 as Instrument No. 31422, Official Records of  
Riverside County, California;

THENCE South 41° 44' 00" West, along said southeasterly line,  
a distance of 3.19 feet to a line parallel with and distant  
66.00 feet southerly as measured at right angle from the  
northerly line of that certain parcel of land conveyed to  
the City of Riverside by Deed recorded November 15, 1974,  
as Instrument No. 147461, Official Records of Riverside  
County, California;

THENCE Easterly along said parallel line, and the continuation  
thereof, on a non-tangent curve, concave northerly, having a  
radius of 233.00 feet, through a central angle of 22° 57' 29",  
an arc length of 93.36 feet to a point of reverse curvature,  
(the initial radial line bears South 27° 30' 04" West);

THENCE Southeasterly and Southerly, on a curve concave south-  
westerly, having a radius of 20.50 feet, through a central  
angle of 85° 49' 25" an arc length of 30.71 feet;

THENCE South 89° 38' 00" East, a distance of 25.00 feet to  
the easterly line of said Lot 29;

THENCE North 00° 22' 00" East, along said easterly line, a  
distance of 32.83 feet to the point of beginning.

Area - 1638.94 square feet.

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Parcel 2

That portion of Lot 29 of Lincoln Heights, as shown by map on file in Book 4, Page 97 of Maps, records of Riverside County, California, described as follows:

COMMENCING at the most southerly corner of that certain parcel of land conveyed to the City of Riverside by Deed recorded April 3, 1970 as Instrument No. 31422, Official Records of Riverside County, California;

THENCE Northwesterly along the southerly line of said parcel of land conveyed to the City of Riverside, on a non-tangent curve concave northeasterly having a radius of 73.36 feet, through a central angle of  $20^{\circ} 45' 39''$ , an arc length of 26.58 feet to a point in a line that is parallel with and distant 66.00 feet southerly as measured at right angle from the northerly line of that certain parcel of land conveyed to the City of Riverside by Deed recorded November 15, 1974, as Instrument No. 147461, Official Records of Riverside County, California, said point being the true point of beginning, (the initial radial line bears South  $41^{\circ} 44' 00''$  West);

THENCE Northwesterly along said parallel line, on a non-tangent curve concave northeasterly, having a radius of 233.00 feet, through a central angle of  $10^{\circ} 47' 25''$  an arc length of 43.88 feet to a point of reverse curvature, (the initial radial line bears South  $34^{\circ} 01' 05''$  West);

THENCE Northwesterly, continuing along said parallel line, on a curve concave southwesterly, having a radius of 167.00 feet, through a central angle of  $28^{\circ} 37' 30''$ , an arc length of 83.43 feet to a point of cusp in the southerly line of said parcel of land conveyed to the City of Riverside by Deed recorded April 3, 1970 as Instrument No. 31422;

THENCE South  $73^{\circ} 49' 00''$  East, along said southerly line a distance of 47.40 feet;

THENCE Southeasterly continuing along said southerly line, on a curve concave southwesterly, having a radius of 88.12 feet, through a central angle of  $51^{\circ} 14' 18''$ , an arc length of 78.80 feet to a point of reverse curvature;

THENCE Southeasterly continuing along said southerly line, on a curve concave northeasterly, having a radius of 73.36 feet, through a central angle of  $4^{\circ} 55' 39''$ , an arc length of 6.31 feet to the true point of beginning, (the initial radial line bears South  $67^{\circ} 25' 18''$  West).

Area - 895.84 square feet.

DESCRIPTION APPROVAL  
by *George P. Hutchinson* 11/15/82 DJ *DF*  
Surveyor

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STATE OF CALIFORNIA,

COUNTY OF Riverside } ss.

ON November 16, 1982

before me, the undersigned, a Notary Public in and for said State, personally appeared  
Peter M Lewis  
AND NO OTHERS

\_\_\_\_\_ known to me,  
to be the person whose name is subscribed to the within instrument,  
and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

William H Tillery

Notary Public in and for said State.

ACKNOWLEDGMENT—General—Wolcotts Form 213—Rev.

65155

Dated Nov. 16, 1982

Peter M. Lewis  
Peter M. Lewis

PETER M. LEWIS

APPROVED AS TO FORM  
Ronald M. Christian  
SENIOR DEPUTY CITY ATTORNEY

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by this annexed instrument dated 11-16-82 from Peter M Lewis

to the City of Riverside, a municipal corporation of the State of California, 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 on January 25, 1983, and the grantee consents to the recordation thereof by its duly authorized officer.

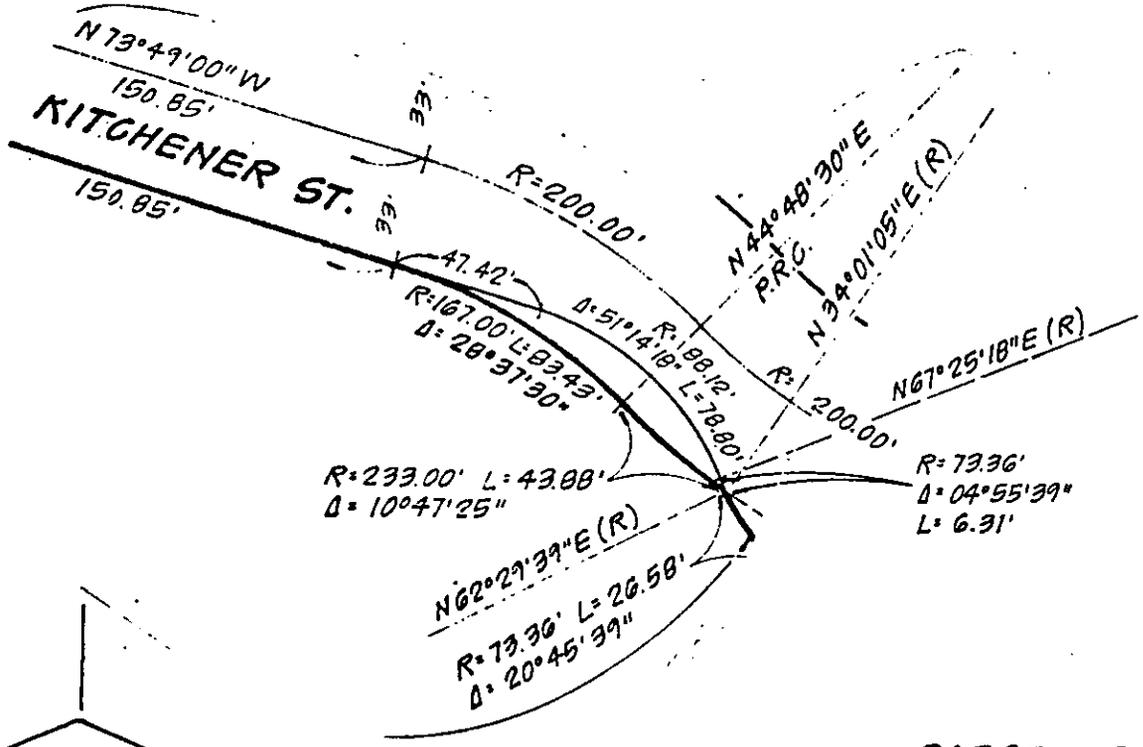
Dated: 3-28-83

William H Tillery  
Property Services Manager

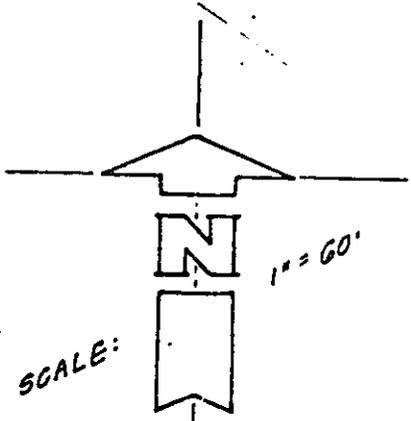
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PARCEL 2



SCALE:

KITCHENER ST.

R=60.36'  
Δ=41°23'00"  
L=43.60'

N 27° 30' 04" E (R)  
R=220.00' L=159.19'  
Δ=44° 27' 30"

N 04° 32' 35" E  
P.R.C.

N 89° 39' 00" W  
56.98'

N 00° 22' 00" E

WASHINGTON ST.

R=233.00' L=93.36'  
Δ=22° 57' 29"

R=20.50' L=30.71'  
Δ=85° 49' 25"

N 41° 44' 00" E (R)  
9.81'

N 89° 38' 00" W  
25.00'

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PARCEL 1

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 2	5/6
SCALE: 1" = 60'	DRAWN BY	DATE 11/4/82	SUBJECT P.M.W. - 10-823

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