

163045 163045

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3900 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 6103)

Project: Mountain View Park Site  
Parcel 3

FOR RECORDER'S OFFICE USE ONLY

11514

GRANT DEED

JAMES A. BROWN and BETTY J. BROWN, husband and wife as joint tenants, Grantors, FOR 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:

That portion of Lot 13 of Tract No. 3915, as shown by map on file in Book 65 of Maps, at Pages 96 and 97 thereof, records of Riverside County, California, being more particularly described as follows:

COMMENCING at a point in the centerline of Gardena Street, Lot A, lying distant thereon North 51° 16' 21" West, 70.68 feet from the centerline intersection of said Gardena Street with Appleton Street (Lot C);

THENCE North 38° 43' 39" East, 33.00 feet to a point in the southerly line of said Lot 13, and to the true POINT OF BEGINNING;

THENCE South 51° 16' 21" East, along said southerly line 66.28 feet, to the beginning of a nontangent curve concave to the southwest having a radius of 68.00 feet; a radial line at said beginning bears South 60° 50' 11" West;

THENCE northwesterly along said curve, through a central angle of 36° 07' 21" an arc length of 42.87 feet to the beginning of a reverse curve, concave to the north having a radius of 100.00 feet; a radial line at said beginning bears North 24° 42' 50" East;

THENCE westerly along said curve through a central angle of 14° 00' 49" an arc length of 24.46 feet to said true POINT OF BEGINNING.

AREA - 181.14 square feet.

RECEIVED FOR RECORD  
Min. Pay 10'clock AM

JUL 11 1986

Recorded in Official Records  
of Riverside County, California

William E. Smith  
RECORDER

DESCRIPTION APPROVAL  
George P. Hutchinson 4/25/86  
Recorder

Dated July 7, 1986

James A. Brown  
JAMES A. BROWN  
Betty J. Brown  
BETTY J. BROWN

163045

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a Municipal Corporation, 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 January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 7/11/86

William J. Mc Cune  
Title Property Services Manager

0043X/m - 2519m/r

APPROVED AS TO FORM  
Kathleen M. Gandy  
SENIOR DEPUTY CITY ATTORNEY

STATE OF CALIFORNIA

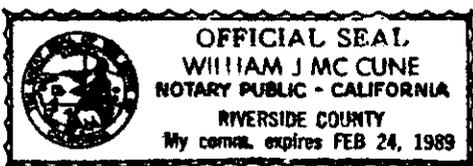
COUNTY OF RIVERSIDE } ss.

On this 7<sup>TH</sup> day of JULY, in the year 1986  
before me, the undersigned, a Notary Public in and for said State, personally appeared  
JAMES A. BROWN and  
BETTY J. BROWN

\_\_\_\_\_, personally known to me  
(or proved to me on the basis of satisfactory evidence) to be the person S whose name S  
ARE subscribed to the within instrument, and acknowledged to me that they  
executed it.

WITNESS my hand and official seal.

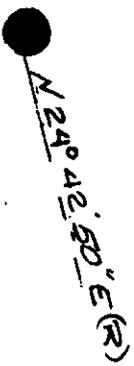
William J. Mc Cune  
Notary Public in and for said State.



163045

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13



PAR 3  
2

66.28

33

33

GARDENA N 51° 16' 21" W

70.68

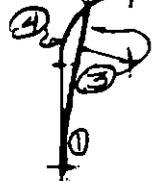
ST



70.18

ST

N 30° 43' 39" E



N 37° 15' 32" W (R)

16

15

14

33

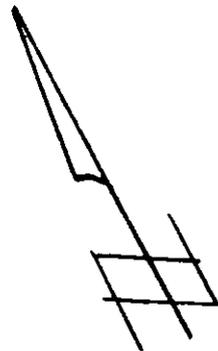
APPLETON

33

TR NO 3915  
M.B. 65197  
RIV CO.

CURVE DATA

N <sup>o</sup>	A	L	R
①	14° 00' 43"	24.46'	100'
②	36° 01' 21"	42.87'	68'
③	7° 57' 50"	9.45'	68'
④	46° 13' 29"	12.10'	15'



• 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

4/19

SCALE: 1" = 40'

DRAWN BY DATE 4/12/86

SUBJECT MOUNTAIN VIEW PARK SITE

11514