

176505

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)

RECEIVED FOR RECORD
Min. Past 12:00 PM

JUL 25 1986

Recorded in Official Records
of Riverside County, California
William E. Stoney
RECORDER

Fee \$

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FOR RECORDER'S OFFICE USE ONLY

Project: Zoning Case R-28-834

11537

GRANT DEED

HUGH ANDREW LLOYD, as Trustee under that certain Declaration of Trust dated February 22, 1982, amended May 12, 1983, and amended May 31, 1983, Grantor, FOR 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:

All those portions of Lot 4 in Block 6 of the lands of the Riverside Land & Irrigating Company, as shown by map on file in Book 1, Page 70 of Maps, records of San Bernardino County, California, together with that portion of Colorado Avenue (vacated) lying between Adams Street and Arlington Avenue, and that portion of a triangular lot lying northwesterly of the northwesterly line of said Colorado Avenue as shown on said map, more particularly described as follows:

Parcel 1

BEGINNING at the northwesterly corner of Lot 39 of St. Paul Park Unit No. 2, as shown by map on file in Book 28, Page 94 of Maps, records of said Riverside County; said corner being in a line which is parallel with and distant 44.0 feet south as measured at right angle from the centerline of Arlington Avenue;

THENCE South 89° 55' 00" West, along said parallel line 163.95 feet to the southeasterly line of that certain parcel of land conveyed to Ronald F. White, et ux., as Parcel 2 by a deed recorded September 24, 1974 as Instrument No. 123227 of Official Records of said Riverside County;

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THENCE South 19° 49' 50" West, along said southeasterly line 11.70 feet to a line which is parallel with and distant 55.00 feet south as measured at right angle from said centerline of Arlington Avenue;

THENCE North 89° 55' 00" East, along said parallel line 162.40 feet to the westerly line of said Lot 39;

THENCE North 26° 37' 30" East, along said westerly line 12.31 feet to the POINT OF BEGINNING.

Area - 0.04 of an acre.

Parcel 2

BEGINNING at the most westerly corner of Lot 53 of said St. Paul Park Unit No. 2; said corner being in the southwesterly line of said Lot 4;

THENCE North 26° 37' 30" East, along the northwesterly line of said Lot 53 a distance of 17.24 feet to a line which is parallel with and distant 15.00 feet northeasterly as measured at right angle from said southwesterly line of Lot 4;

THENCE North 33° 52' 00" West, along said parallel line 109.19 feet to the beginning of a tangent curve with a radius of 745.00 feet and concaving northeasterly;

THENCE northwesterly along said curve an arc length of 38.90 feet, thru a central angle of 02° 59' 30" to said southeasterly line of said Parcel 2;

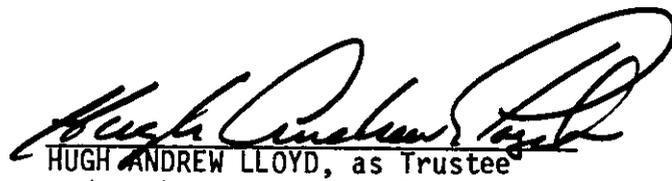
THENCE South 19° 49' 50" West, along said southeasterly line 19.87 feet to said southwesterly line of Lot 4;

THENCE South 33° 52' 00" East, along said southwesterly line 144.79 feet to the POINT OF BEGINNING.

Area - 0.05 of an acre.

DESCRIPTION APPROVAL
9-9-85
Surveyor

Dated 9-24-85



HUGH ANDREW LLOYD, as Trustee
under that certain Declaration of
Trust dated February 22, 1982,
amended May 12, 1983, and amended
May 31, 1983

STATE OF CALIFORNIA)
COUNTY OF) ss.

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On this 27th day of September, 1985
before me, the undersigned a Notary Public in and for said State,
personally appeared HUGH ANDREW LLOYD, personally known to me (or
proved to me on the basis of satisfactory evidence) to be the
person who executed the within instrument, and known to me to be
the Trustee under that certain Declaration of Trust dated
February 22, 1982, amended May 12, 1983, and amended May 31, 1983,
and acknowledged to me that he executed the within instrument in
his capacity as Trustee of said trust.

WITNESS my hand and official seal.

Sandra E. Grimm
Notary Public in and for said State



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.

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Dated 2/25/86

Title Property Services Manager

0043X/m - 6499M/c

APPROVED AS TO FORM

SENIOR DEPUTY CITY ATTORNEY

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ARLINGTON

AVENUE

N 89° 55' 00" E

178.92'

5/22/1958
B.2275 P.336

163.95'

55'

44'

4/25/1959
B.2076 P.189

R=400'

RONALD F. WHITE
9/24/1974 #129227

11.70'
SEE DETAIL 'A'

162.40'

12.31'

COLORADO AVE
VACATED

302.91'
ADAMS

N 65° 16' 08" E (R)

R=800'

5/19° 49' 50" W
141.26'

FOR LOT 4 BLK. 6
R. L. & I. CO.
M.B. 1170 S.B. CO.

39

COLORADO

AVENUE

SEE DETAIL 'A'

HUGH A. LLOYD
6/2/1983 #108987

B.C. N 56° 08' 00" E

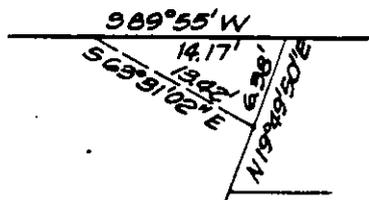
55'

109.19'
144.79'

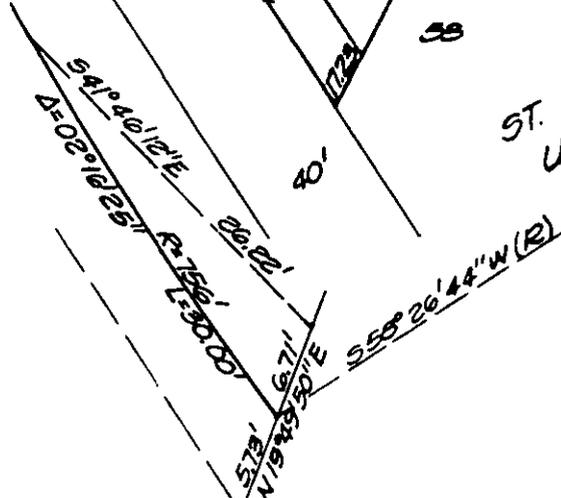
N 26° 27' 30" E

52

287.07'



DETAIL 'A' N.T.S.



DETAIL 'B' N.T.S.

ST. PAUL PARK
UNIT NO. 2
M.B. 28/94 RIV.CO.

BASIS OF BEARINGS
NW LINE M.B. 28/94
N 26° 27' 30" E

• 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

5/3-3

SCALE: 1" = 60'

DRAWN BY KGG DATE 8/30/85

SUBJECT R-28-894

11537