

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
AT 8:00 O'CLOCK

JUL 29 1992

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

W. J. [Signature]

FOR RECORDER'S OFFICE USE ONLY

Project: Pennsylvania Avenue Widening
Parcel F

GRANT DEED

CHARLES G. FRASER and PHYLLIS D. FRASER, Trustees of the Alanna Fraser Trust dated 5/16/88 as to an undivided sixteen percent (16%) interest, CHARLES G. FRASER and PHYLLIS D. FRASER, Trustees of the Charles Paul Fraser Trust dated 5/16/88 as to an undivided sixteen percent (16%) interest, CHARLES G. FRASER and PHYLLIS D. FRASER, Trustees of the Jill Fraser Kantor Trust dated 5/16/88 as to an undivided sixteen percent (16%) interest, and CHARLES G. FRASER and PHYLLIS D. FRASER, Trustees of the Fraser Family Trust dated May 29, 1987, as to an undivided fifty-two percent (52%) interest, Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the CITY OF RIVERSIDE, a municipal corporation, the real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lots 25 and 26 of Castleman's Addition to Riverside, as shown by map on file in Book 3, Page 19 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at the northeast corner of said Lot 25;

THENCE South 0° 07' 00" West, along the easterly line of said Lot 25, a distance of 388.18 feet;

280906

201016-6M

THENCE North 1° 18' 13" West, a distance of 121.04 feet to a line parallel with and distant 3.00 feet westerly, as measured at right angles, from said easterly line;

THENCE North 0° 07' 00" East, along said parallel line, a distance of 191.90 feet;

THENCE North 45° 47' 04" West, a distance of 67.96 feet;

THENCE South 88° 18' 51" West, a distance of 175.39 feet to the beginning of a tangent curve concaving northerly and having a radius of 273.66 feet;

THENCE westerly to the right along said curve through a central angle of 8° 31' 51" an arc length of 40.75 feet;

THENCE North 83° 09' 00" West, a distance of 40.45 feet to the beginning of a non-tangent curve concaving southerly, having a radius of 265.65 feet and to which the radial line bears North 6° 50' 42" East;

THENCE westerly to the left along said non-tangent curve through a central angle of 8° 31' 51" an arc length of 39.55 feet;

THENCE North 85° 51' 48" West, a distance of 418.13 feet to the northerly line of said Lot 26;

THENCE South 89° 35' 00" East, along said northerly line and along the northerly line of said Lot 25, a distance of 764.54 feet to the POINT OF BEGINNING.

Area - 18,406 square feet.

Dated 6-9-92

DESCRIPTION APPROVAL 4/25/91

George P. Hutchinson by Kap
SURVEYOR, CITY OF RIVERSIDE



CHARLES G. FRASER and PHYLLIS D. FRASER,
Trustees of the Alanna Fraser Trust dated
5/16/88

Charles G. Fraser
CHARLES G. FRASER - Trustee

Phyllis D. Fraser
PHYLLIS D. FRASER - Trustee

CHARLES G. FRASER and PHYLLIS D. FRASER,
Trustees of the Charles Paul Fraser Trust
dated 5/16/88

Charles G. Fraser
CHARLES G. FRASER - Trustee

Phyllis D. Fraser
PHYLLIS D. FRASER - Trustee

CHARLES G. FRASER and PHYLLIS D. FRASER,
Trustees of the Jill Fraser Kantor Trust
dated 5/16/88

Charles G. Fraser

CHARLES G. FRASER - Trustee

Phyllis D. Fraser

PHYLLIS D. FRASER - Trustee

CHARLES G. FRASER and PHYLLIS D. FRASER,
Trustees of the Fraser Family Trust dated
May 29, 1987

Charles G. Fraser

CHARLES G. FRASER - Trustee

Phyllis D. Fraser

PHYLLIS D. FRASER - Trustee

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.

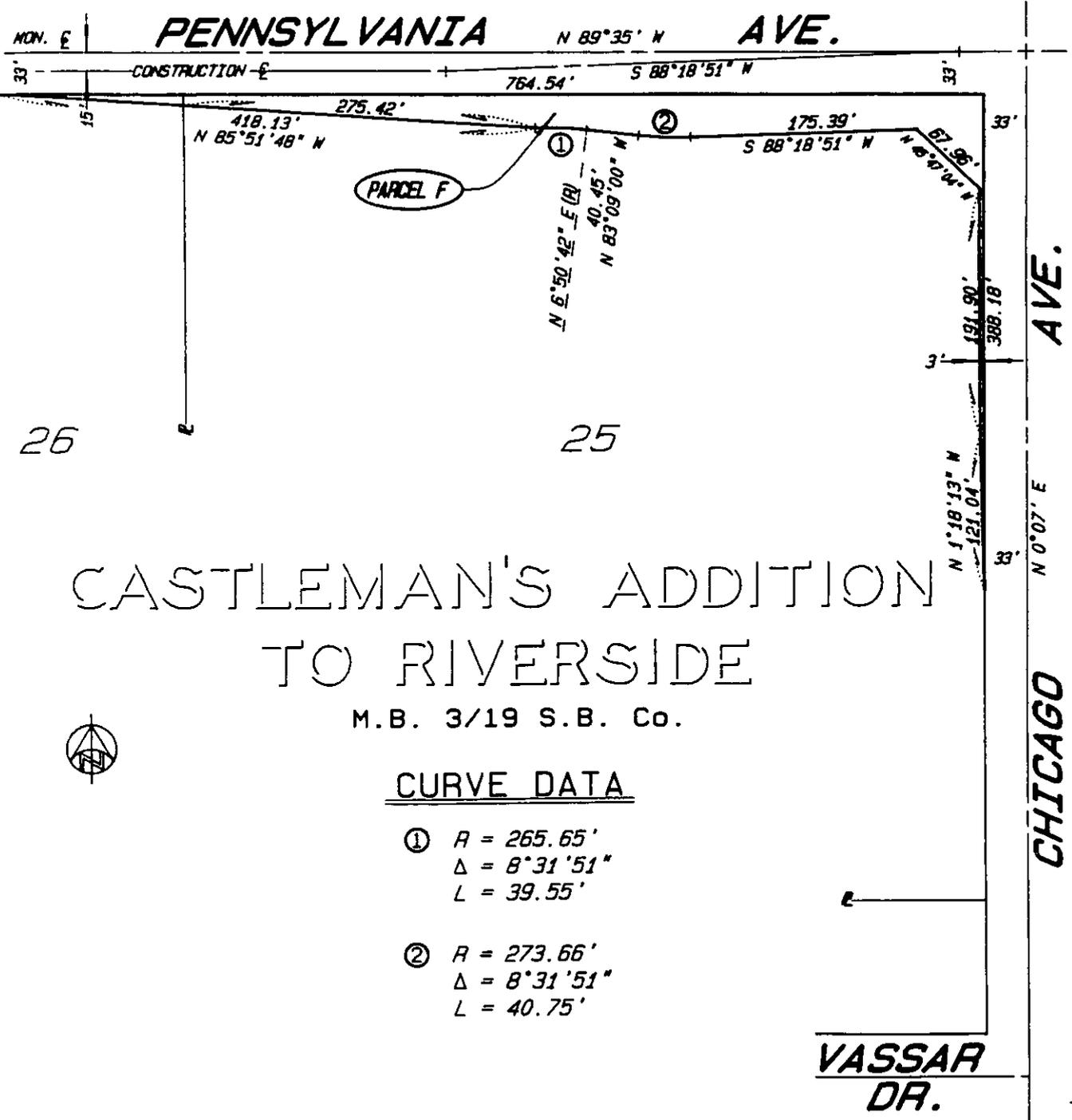
Dated

July 6, 1992

Margaret Valente
Real Property Services Manager
of the City of Riverside

K/1557u/w
04/04/91

APPROVED AS TO FORM
[Signature]
CHIEF ASSISTANT CITY ATTORNEY



CASTLEMAN'S ADDITION
TO RIVERSIDE

M.B. 3/19 S.B. Co.

CURVE DATA

- ① $A = 265.65'$
 $\Delta = 8^{\circ}31'51''$
 $L = 39.55'$
- ② $A = 273.66'$
 $\Delta = 8^{\circ}31'51''$
 $L = 40.75'$

MONUMENT $\frac{1}{2}$ OF PENNSYLVANIA AVE. PER. M.B. 26/55

• 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	3/24-3
SCALE: 1"=120'	DRAWN BY: <i>Dan</i> DATE: 4/23/91	SUBJECT: PENNSYLVANIA AVENUE WIDENING (N'LY of Chicago Ave.)	