

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

315232

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

AUG 12 1993

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$

0

FOR RECORDER'S OFFICE USE ONLY

Project: 10943 Arlington Avenue
A.P.N. 154-140-026

13547

GRANT DEED

ALICE AUSTIN, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, the real property located in the City of Riverside, County of Riverside, State of California, described as follows:

All that portion of Lot 19 of Alhambra Addition, as shown by map on file in Book 11, Pages 78 and 79 of Maps, records of Riverside County, California, described as follows:

BEGINNING at the southwesterly corner of that certain parcel of land entitled "DESIGNATED REMAINDER PARCEL", as shown on Parcel Map 21569, on file in Book 149, Pages 79 and 80 of Parcel Maps, records of said Riverside County;

THENCE North 86° 22' 44" East, along the southerly line of said parcel of land, a distance of 243.17 feet to the beginning of a tangent curve concaving northwesterly having a radius of 25.00 feet;

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THENCE northeasterly along said curve through a central angle of 86° 25' 09" an arc distance of 37.71 feet to a line which is parallel with and distant 30.00 feet westerly, as measured at right angles, from the centerline of Valley Drive, as shown on said Parcel Map;

THENCE North 0° 02' 25" West, along said parallel line, a distance of 83.12 feet to the southerly line of that certain parcel of land conveyed to Robert Lefley and Edith Lefley by deed recorded December 6, 1960, as Instrument No. 103290, Official Records of said Riverside County;

THENCE South 89° 57' 35" West, along said southerly line, a distance of 3.00 feet to a line which is parallel with and distant 33.00 feet westerly, as measured at right angles, from said centerline;

THENCE South 0° 02' 25" East, along said parallel line, a distance of 85.79 feet to the beginning of a non-tangent curve concaving northwesterly having a radius of 41.50 feet and to which beginning a radial line bears South 53° 51' 59" East;

THENCE southwesterly along said curve through a central angle of 21° 49' 46" an arc distance of 15.81 feet to a line which is parallel with and distant 55.00 feet northerly, as measured at right angles, from the centerline of Arlington Avenue, as shown on said Parcel Map;

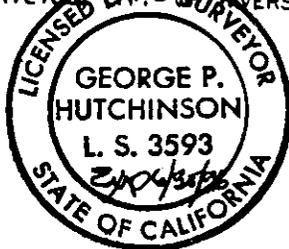
THENCE South 86° 22' 44" West, along said parallel line, a distance of 252.12 feet to the westerly line of said parcel of land entitled "DESIGNATED REMAINDER PARCEL";

THENCE South 0° 04' 32" East, along said westerly line, a distance of 11.02 feet to the POINT OF BEGINNING.

Dated August 6, 1993


ALICE AUSTIN

DESCRIPTION APPROVAL 8/4/93
George P. Hutchinson, III
SURVEYOR COUNTY OF RIVERSIDE



GENERAL ACKNOWLEDGEMENT

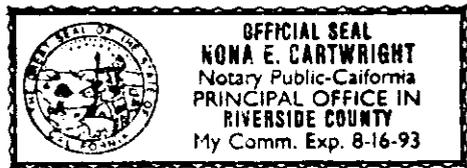
State of California }
County of RIVERSIDE } ss

On 8-6-93, before me NONA E. CARTWRIGHT
(date) (name)

a Notary Public in and for said State, personally appeared

ALICE AUSTIN
Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Nona E. Cartwright
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

- () Partner(s)
- () General
- () Limited

The party(ies) executing this document is/are representing:

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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 8/11/93 _____

John J. Head
Real Property Services Manager
of the City of Riverside

S'LY LINE LEFLEY REC. 12/6/60 #1032900R



Alhambra Add. MB 11/78-79

S 89° 57' 35" W

PM 21569
PMB 149/79-80

DESIGNATED REMAINDER PARCEL

S 0° 04' 32" E

11.02'

252.12'

243.17'

S 53° 51' 59" E
(R)

R=41.5'
Δ=21° 49' 46"
L=15.81'

R=25' Δ=86° 25' 09" L=37.71'

85.79'

83.12'

30'

30'

25'

N 0° 02' 25" W
DRIVE

VALLEY

N 86° 22' 44" E ARLINGTON AVE.

• 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

6/11-4

SCALE: 1" = 20'

DRAWN BY WJ DATE 8/3/93

SUBJECT 10943 Arlington Ave.