

GRANT DEED

WILBUR ST.

RUDOLPH W. HORSTMAN and DOROTHY C. HORSTMAN, husband and wife,
TOTMAN DEVELOPMENT CORP., a corporation, GRANTORS, FOR A VALUABLE CONSIDER-
ATION, receipt of which is hereby acknowledged, do hereby grant to the
CITY OF RIVERSIDE, a municipal corporation, for public street purposes, the
real property in the City of Riverside, County of Riverside, State of Cali-
fornia, described as follows: -

PARCEL NO. 1 -

All that portion of Lot 9 of Block 25 and Canal Avenue of the
Village of Arlington as shown by Map on file in Book 1 of Maps at
Page 62 thereof, Records of San Bernardino County, California, more
particularly described as follows:

Commencing at the intersection of the centerline of Canal Avenue
(now known as Andrew Street) with the centerline of Jackson Street as
shown by map of Arlington Palms on file in Book 25 of Maps at Pages 78
and 79 thereof, Records of Riverside County, California;

Thence South 46° 42' 15" West (recorded as South 46° 41' 30" West)
along said centerline of Canal Avenue, a distance of 375.68 feet to an
intersection with the southeasterly prolongation of the southwesterly
line of said Lot 9;

Thence North 34° 00' 35" West along said southeasterly prolonga-
tion and said southwesterly line, a distance of 40.53 feet to a point
thereon for the TRUE POINT OF BEGINNING;

Thence continuing North 34° 00' 35" West along said southwest-
erly line, a distance of 625.57 feet to the most southerly corner of
that certain parcel of land conveyed to the City of Riverside by deed
recorded in Book 2830 of Official Records of Riverside County, California
at Page 151 thereof;

Thence North 56° 00' East along the southeasterly line of the
parcel conveyed to the City as aforesaid, a distance of 326.68 feet to a
point in a line parallel with and distant 44.00 feet southwesterly from,
measured at right angles to, the centerline of Jackson Street as shown
on said map of the Village of Arlington;

Thence South 34° 01' East along said parallel line, a distance of
33.00 feet to a point thereon;

Thence South 56° 00' West and parallel with said southeasterly line
of the parcel conveyed to the City as aforesaid, a distance of 296.68 feet
to a point in a line parallel with and distant 30.00 feet northeasterly
from, measured at right angles to, said southwesterly line of Lot 9;

Thence South 34° 00' 35" East along said parallel line, a distance
of 335.77 feet, to the beginning of a tangent curve concave to the north-
east, having a radius of 170.00 feet;

Thence southeasterly along said curve to the left through a central
angle of 22° 19' 54", an arc distance of 66.26 feet to a point of reverse
curvature with a curve concave to the southwest, having a radius of 230.00
feet, the radial line at said point bears North 33° 39' 31" East;

Thence southeasterly along said last mentioned curve to the right
through a central angle of 22° 19' 54", an arc distance of 89.64 feet to
the end thereof;

Thence South 34° 00' 35" West and parallel with said southwesterly

RECORDED Sept. 8, 1961

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OFFICIAL RECORDS, RIV. CO.

INSTRUMENT NO. 77386

line of Lot 9, a distance of 95.00 feet;

Thence South $46^{\circ} 42' 15''$ West and parallel with said centerline of Canal Avenue, a distance of 60.80 feet to the true point of beginning.

PARCEL NO. 2 -

All that portion of Canal Avenue of the Village of Arlington as shown by Map on file in Book 1 of Maps at Page 62 thereof, Records of San Bernardino County, California, more particularly described as follows:

Commencing at the intersection of the centerline of Canal Avenue (now known as Andrew Street) with the centerline of Jackson Street, as shown by map of Arlington Palms on file in Book 25 of Maps at Pages 78 and 79 thereof, Records of Riverside County, California;

Thence South $46^{\circ} 42' 15''$ West (recorded as South $46^{\circ} 41' 30''$ West) along said centerline of Canal Avenue, a distance of 44.58 feet to a point thereon for the TRUE POINT OF BEGINNING;

Thence continuing South $46^{\circ} 42' 15''$ West (recorded South $46^{\circ} 41' 30''$ West) along said centerline, a distance of 331.10 feet to an intersection with the southeasterly prolongation of the southwesterly line of said Lot 9;

Thence North $34^{\circ} 00' 35''$ West along said southeasterly prolongation, a distance of 40.53 feet;

Thence North $46^{\circ} 42' 15''$ East and parallel with said centerline, a distance of 331.09 feet;

Thence South $34^{\circ} 01'$ East, a distance of 40.53 feet to the true point of beginning.

PARCEL NO. 3 -

All that portion of Lot 9 of Block 25 and Canal Avenue of the Village of Arlington as shown by Map on file in Book 1 of Maps at Page 62 thereof, Records of San Bernardino County, California, more particularly described as follows:

Commencing at the intersection of the centerline of Canal Avenue (now known as Andrew Street) with the centerline of Jackson Street as shown by map of Arlington Palms on file in Book 25 of Maps at Pages 78 and 79 thereof, Records of Riverside County, California;

Thence South $46^{\circ} 42' 15''$ West (recorded as South $46^{\circ} 41' 30''$ West) along said centerline of Canal Avenue, a distance of 44.58 feet to a point thereon for the TRUE POINT OF BEGINNING;

Thence North $34^{\circ} 01'$ West parallel with and distant 44.00 feet southwesterly from measured at right angles to the centerline of Jackson Street as shown on said map of the Village of Arlington, a distance of 612.62 feet more or less to a point in the southeasterly line of that certain parcel of land conveyed to the City of Riverside by deed recorded in Book 2830 of Official Records of Riverside County, California at Page 151 thereof;

Thence North $56^{\circ} 00'$ East along said southeasterly line, a distance of 4.00 feet to a point in the northeasterly line of said Lot 9;

Thence South $34^{\circ} 01'$ East along said northeasterly line, a distance of 611.97 feet to an intersection with said centerline of Canal Avenue;

Thence South $46^{\circ} 42' 15''$ West (recorded as South $46^{\circ} 41' 30''$ West) along said centerline, a distance of 4.05 feet to the TRUE POINT OF BEGINNING.

PARCEL No. 4 -

All that portion of Lot 9 of Block 25 of the Village of Arlington as shown by map on file in Book 1 of Maps at Page 62 thereof, Records of San Bernardino County, California, more particularly described as follows:

Commencing at the intersection of the centerline of Canal Avenue (now known as Andrew Street) with the centerline of Jackson Street as

shown by map of Arlington Palms on file in Book 25 of Maps at Pages 78 and 79 thereof, Records of Riverside County, California;

Thence South $46^{\circ} 42' 15''$ West (recorded as South $46^{\circ} 41' 30''$ West) along said centerline of Canal Avenue, a distance of 44.58 feet to a point thereon;

Thence North $34^{\circ} 01'$ West and parallel with the centerline of Jackson Street as shown on said map of the Village of Arlington, a distance of 141.86 feet to the TRUE POINT OF BEGINNING;

Thence South $46^{\circ} 42' 15''$ West and parallel with said centerline of Canal Avenue, a distance of 145.38 feet;

Thence North $43^{\circ} 17' 45''$ West, a distance of 158.99 feet to the beginning of a tangent curve concave to the northeast having a radius of 200.00 feet;

Thence northwesterly along said curve to the right through a central angle of $9^{\circ} 17' 10''$, an arc distance of 32.41 feet to the end thereof;

Thence North $34^{\circ} 00' 35''$ West, a distance of 272.07 feet;

Thence North $56^{\circ} 00'$ East, a distance of 20.00 feet;

Thence South $34^{\circ} 00' 35''$ East, a distance of 272.07 feet to the beginning of a tangent curve concave to the northeast having a radius of 180.00 feet;

Thence southeasterly along said curve to the left through a central angle of $9^{\circ} 17' 10''$, an arc distance of 29.17 feet to the end thereof;

Thence South $43^{\circ} 17' 45''$ East, a distance of 128.99 feet;

Thence South $88^{\circ} 17' 45''$ East, a distance of 14.14 feet;

Thence North $46^{\circ} 42' 15''$ East, a distance of 118.65 feet;

Thence South $34^{\circ} 01'$ East, a distance of 20.26 feet to the true point of beginning.

Dated _____

Rudolph W. Horstman

Dorothy C. Horstman

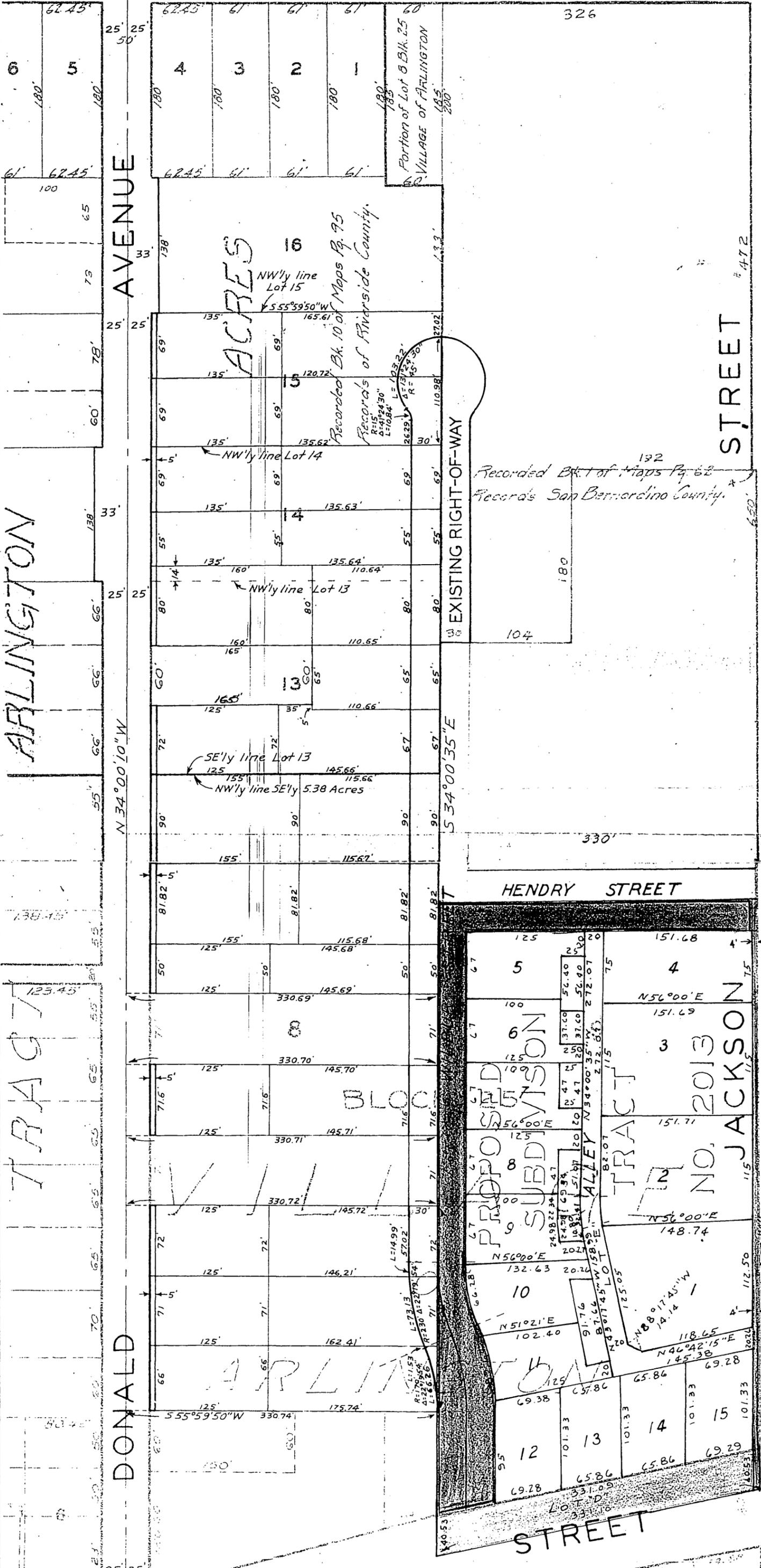
TOTMAN DEVELOPMENT CORP., a corporation,

By _____

By _____

MAGNOLIA

AVENUE



ARLINGTON

TRACT

DONALD

ANDREW

STREET

HENDRY STREET

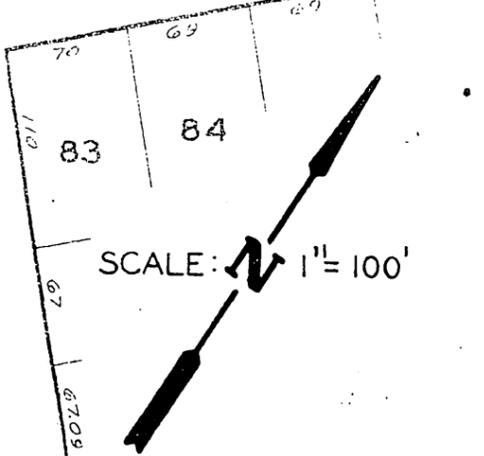
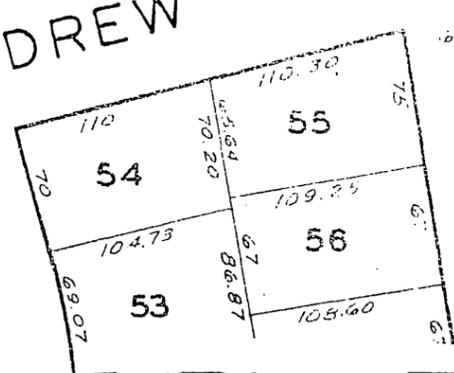
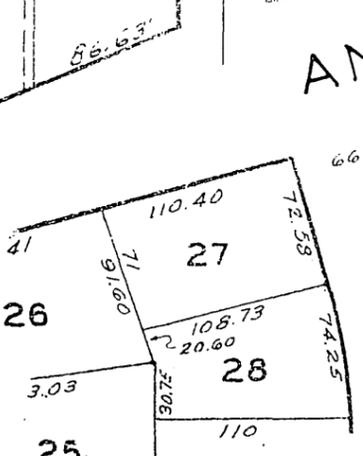
STREET

BLOCK

PROPOSED SUBDIVISION

NO. 2013 JACKSON

TRACT



SCALE: 1" = 100'

PLAT

SHOWING LAND TO BE ACQUIRED FOR STREET PURPOSES