

GRANT DEED

CHESTER L. BITTNER and PHYLLIS D. BITTNER, husband and wife

~~(Grantors)~~ - Grantors)

FOR A 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 26 of Lincoln Heights Tract as shown by map on file in Book 4, page 97, of Maps, Records of Riverside County, California, described as follows:

Beginning at the northeasterly corner of Lot 26;
Thence southerly, westerly, northwesterly, northerly and northeasterly along the boundary of said Lot 26 the following seven courses:

- SO°22'00"W, 463.80 feet to the beginning of a tangent curve concave northwesterly, having a radius of 24.21 feet;
- Thence southerly and westerly along last said curve through a central angle of 107°17' an arc distance of 45.33 feet to a point in a compound curve concave northeasterly, having a radius of 189.93 feet;
- Thence northwesterly along last said curve through a central angle of 37°38'00" an arc distance of 124.75 feet;
- Thence N34°43'00"W, 227.80 feet tangent to last said curve to the beginning of a tangent curve concave northeasterly, having a radius of 485.15 feet;
- Thence northwesterly along last said curve through a central angle of 25°56'00" an arc distance of 219.59 feet;
- Thence N08°48'00"W, 81.47 feet tangent to last said curve;
- Thence N56°00'00"E, 14.37 feet;
- Thence S08°48'00"E, 87.59 feet to the beginning of a tangent curve concave northeasterly, having a radius of 472.15 feet;
- Thence southeasterly along last said curve through a central angle of 25°56'00" an arc distance of 206.70 feet;
- Thence S34°43'00"E, 227.80 feet tangent to last said curve to the beginning of a tangent curve concave northeasterly, having a radius of 176.93 feet;
- Thence southeasterly along last said curve through a central angle of 33°55'33" an arc distance of 104.76 feet;
- Thence N52°40'31"E, 16.87 feet;
- Thence N00°22'00"E, 460.44 feet to a point in the northerly line of said Lot 26;
- Thence S89°38'00"E, 25.00 feet along said northerly line to the point of beginning.

For public street purposes.

Dated Aug. 20 19 63

(S) Chester L. Bittner

(S) Phyllis D. Bittner

RECORDED Aug 30, 63
BOOK 3477 PAGE 174
OFFICIAL RECORDS, RIV. CO.
INSTRUMENT NO. 91953

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