

GRANT DEED

ANDREW H. GERHARD

(Grantor - ~~XXXXXXXX~~)

FOR A 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: --

That portion of Lot 1 of El Padro Rancho, as shown by map on file in Book 8, page 14 of Maps, Records of Riverside County, California described as follows:

Commencing at a point on the northwesterly line of Magnolia Avenue (132 feet wide) which is 125 feet southwest-erly of the intersection of said northwesterly line with the southerly line of Arlington Avenue (a street of variable width);

Thence S56°00'W, 175.16 feet (recorded 176.00 feet) along the northwesterly line of Magnolia Avenue to the most southerly corner of that parcel of land conveyed to Andrew H. Gerhard by Deed recorded March 4, 1963 in Book 3335, page 279 of Official Records of Riverside County, California, said point being the TRUE POINT OF BEGINNING;

Thence N34°00'W, 36 feet along the southwesterly line of said conveyed parcel;

Thence N56°00'E, 78.51 feet parallel with the northwest-erly line of Magnolia Avenue, to the beginning of a tangent curve, concave southerly and having a radius of 36 feet;

Thence easterly along said curve through a central angle of 90°00' an arc length of 56.55 feet to a point on said northwesterly line of Magnolia Avenue;

Thence S56°00'W, 114.51 feet along said northwesterly line of Magnolia Avenue to the true point of beginning.

For public street purposes.

Dated Oct 31 19 63

(5) _____
Andrew H. Gerhard

RECORDED Nov. 1, 63

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OFFICIAL RECORDS, CIV. DIV.

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