

8632

SK

GRANT DEED

RECEIVED FOR RECORD

JAN 22 1965

5 5 Min. Past 13 o'Clock At Request of

CHRYSLER
Recorded in Official Records

BOOK 3300 PAGE 134

Et. Seq., Records of Riverside County, California

W. W. Beal

Recorded

INDEXED
BOOK 3300 PAGE 525

LAWRENCE M. FLAHIVE and LYDIA R. FLAHIVE, husband and wife, and IRVING L. DUDLEY and BETTY A. DUDLEY, husband and wife, as their interests appear of record (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: -- See attached description

All those portions of Lots 4 and 24 of a Record of Survey on file in Book 2, page 110 of Record of Survey, Records of Riverside County, California, said Record of Survey being a survey of portions of the NW $\frac{1}{4}$ of Section 1 and NE $\frac{1}{4}$ of Section 2 T3S R5W, San Bernardino Base and Meridian, per United States Government Survey described as follows:

Commencing at a 3/4-inch iron pipe in the common line between the Gage Canal Right of Way and Hawarden Drive as shown on said Record of Survey, said point being the northerly end of a course shown on said Record of Survey as "N26°32'E, 156.65 feet" (taken herein as N26°30'02"E, 156.63 feet as basis of bearing);

Thence N13°17'02"E, 109.26 feet (recorded 109.35 feet) to a 3/4-inch iron pipe at an angle point in said easterly line of Gage Canal Right of Way as shown on said Record of Survey;

Thence N7°43'57"E, 16.04 feet, to a point herein called "A" and the beginning of a curve concave northerly and having a radius of 755 feet, a radial of said curve to its beginning bears S33°54'12"W;

Thence easterly, 83.32 feet, along said curve through a central angle of 6°19'23" to the southerly line of said Lot 24, said southerly line of Lot 24 being also the northerly line of that certain road now known as Piedmont Drive and accepted for public use by City of Riverside per Council Resolution Number 306, Item Number 10, on July 1, 1902, last said point being the TRUE POINT OF BEGINNING;

Thence continuing along said curve easterly, 448.86 feet, through a central angle of 34°03'49" to an end of said curve 532.18 feet along said curve from its beginning at said point "A";

Thence N83°31'E, 38.27 feet, to the westerly end-line of that certain 20-foot road easement reserved by City of Riverside in deed recorded December 31, 1927 in Book 748, page 280 of Deeds, Records of Riverside County, California, last said point being also on the easterly line of said Lot 4;

Thence S7°25'29"W (recorded S7°28'W) 4.67 feet along said easterly line of Lot 4 to the southeasterly corner thereof and being a point on the northerly line of Piedmont Drive described above;

Thence along said southerly line of Lot 4 and thence along said southerly line of Lot 24 the following five courses:

- S82°03'29"W, 125.75 feet;
- Thence N86°38'31"W, 97.00 feet;
- Thence N80°41'31"W, 153.85 feet;
- Thence N58°47'31"W, 99.60 feet;
- Thence N38°25'31"W, 20.98 feet, to the point of beginning.

APPROVED AS TO FORM

[Signature]
CITY ATTORNEY

APPROVED AS TO DESCRIPTION

525

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 1-16-65

From: Lawrence M. Flahive

For: 10 1/2 acres of Lot 14, 2d of S.D. 142
7 1/2, 2 1/2, 5, 6, 11, 14

to the City of Riverside, a municipal corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-3-58 in Bk. 2374 O.R. pg. 309 in Seq. Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 1-22-65

L. M. Flahive
Property Management Officer

Return Deed to: Office of City Clerk
Riverside, California

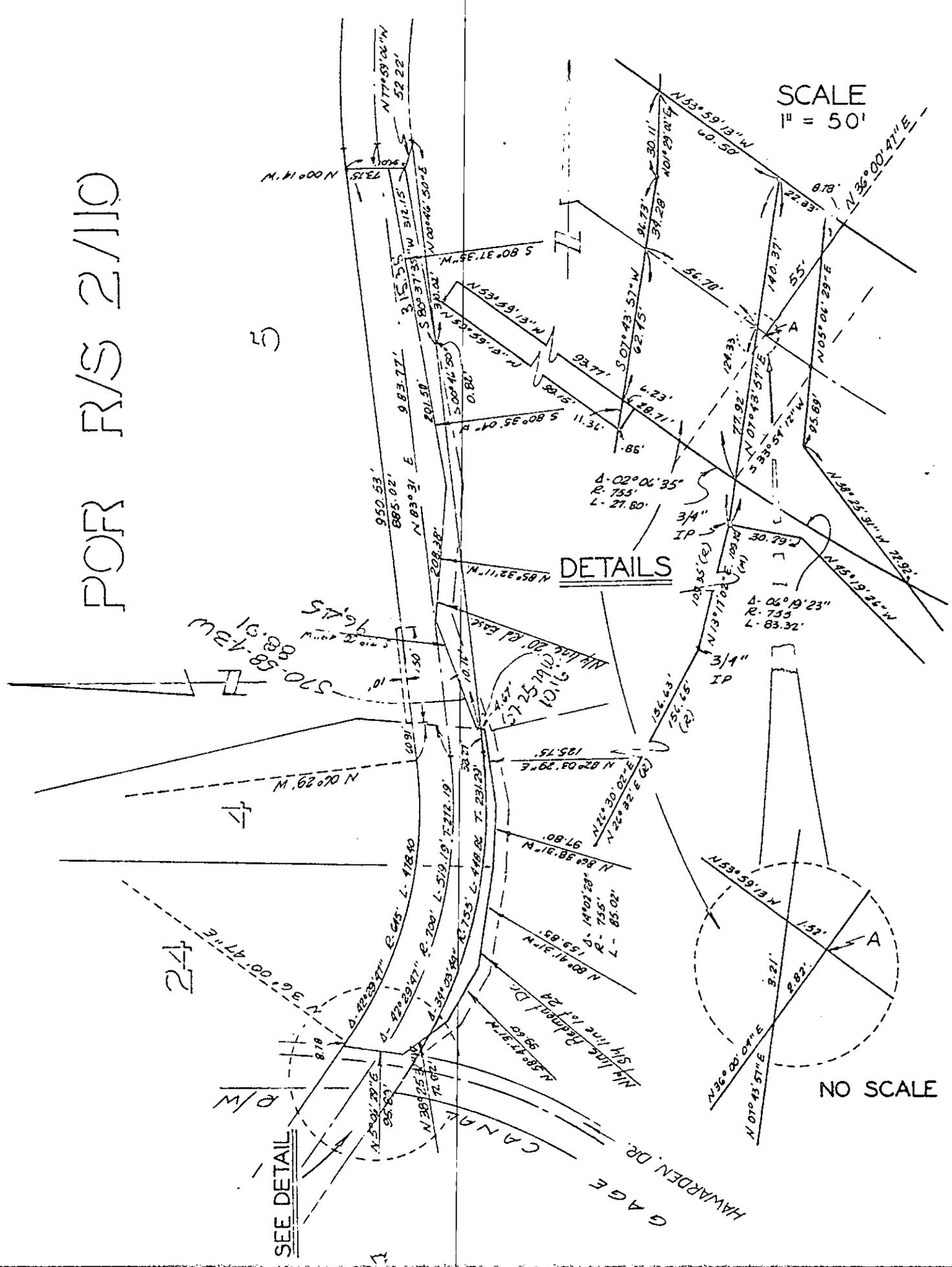
RECORDED JAN 27 1965
BOOK 3903 PAGE 14
8074

Dated 1-16-1965

Lawrence M. Flahive
LAWRENCE M. FLAHIVE
Lydia R. Flahive
LYDIA R. FLAHIVE
Irving L. Dudley
IRVING L. DUDLEY
Betty A. Dudley
BETTY A. DUDLEY

POR R/S 2/110

SCALE
1" = 50'



CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED
IN THE ATTACHED DOCUMENT

This plat is solely an aid in locating the parcels described in the
attached document. It is not a part of the written description thereon.

SCALE DRAWN 9/2/64 BY [unclear] SUBJECT [unclear]