

56363

5414

Microfilm record from 4-1-65. Book and page no. ... Identifi by document number and year of filing.

MICRO-FILMED

GRANT DEED

APPROVED BY [Signature] DEPUTY CITY ATTORNEY

RECEIVED FOR RECORD

MAY 14 1965

522 Min. Past 9 o'clock

At Request of

[Signature]

Recorded in Official Records of Riverside County, California

[Signature]

Recorder

FEES \$ [Signature]

INDEXED

NORMAN J. DURRANT and VERA L. DURRANT, husband and wife

(Grantor - 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: --

All that portion of Lot 18 of the Glen Arden Tract as shown by map on file in Book 11, page 96 and 97 of Maps, Records of Riverside County, California, described as follows:

Beginning at the northeast corner of said Lot 18 of the Glen Arden Tract, said point being on a curve in the westerly right of way line of Bushnell Avenue, concave to the west, having a radius of 175.00 feet, from which the center of said curve bears S70°22'43"W;

Thence southerly along said westerly right of way line of Bushnell Avenue and along said curve, to the right, through a central angle of 16°46'50", an arc distance of 51.25 feet to the end thereof;

Thence S02°50'27"E along said westerly right of way line, a distance of 136.88 feet to a point thereon;

Thence N89°33'27"W, a distance of 8.01 feet to a point in a line, 8.00 feet westerly of, measured at right angles to, the said westerly right of way line of Bushnell Avenue;

Thence N02°50'27"W along said parallel line, a distance of 136.42 feet to the beginning of a tangent curve concentric with the above mentioned curve, concave to the west, having a radius of 167.00 feet;

Thence northerly along said curve, to the left, through a central angle of 16°41'59", an arc distance of 48.68 feet to a point on the northwesterly line of said Lot 18, from which the center of said curve bears S70°27'34"W;

Thence N68°40'01"E along said northwesterly line, a distance of 8.01 feet to the point of beginning.

DESCRIPTION APPROVAL

By [Signature] Surveyor

Dated May 6 19 65

Norman J. Durrant

Vera L. Durrant

RECORDED May 14 1965

BOOK PAGE

OFFICIAL RECORDS, VOL. 02.

INSTRUMENT NO. 56363

TRACT

17

M.S. 11/96-97 REC. R.I.V. CO.

ARDEN

PARCEL 1

PARCEL 2

PARCEL 3

N 89° 33' 27" W

KELLER AVENUE

W 111° 15' 51" N

AVENUE

BUSHNELL

N 2° 50' 27" W

S 70° 22' 43" W
S 70° 27' 34" W
N 68° 40' 01" E

DETAIL 1" = 6'

Curve Data				
	R	Δ	L	T
①	167.00	18° 41' 59"	48.68	24.51
②	175.00	16° 46' 50"	51.25	25.81

CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT

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.

WO. 64-254
FILE 1714.1
SHEET 1
OF 1 SHEETS 5414

SCALE: 1" = 60'

DRAWN # 22 65 BY BEL.

SUBJECT Street Widening - R/S - 851