

GRANT DEED

APPROVED AS TO FORM.

*M. Neal Linger*  
DEPUTY CITY ATTORNEY

5451

EMMETT C. ROGERS and JUNA ROGERS, 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: --

That portion of Lot 237 of the Lands of the Southern California Colony Association as shown by map on file in Book 7, page 3 of Maps, Records of San Bernardino County, California and an un-numbered lot adjoining said Lot 237 to the south, described as follows:

Commencing at the intersection of the southwesterly prolongation of the southeasterly line of Magnolia Avenue (100 feet wide) with the westerly prolongation of the northerly line of Jurupa Avenue (66 feet wide);

Thence N29°01'10"E, 85.62 feet, along the southeasterly line of said Magnolia Avenue to a point of cusp of a tangent curve concave northeasterly, having a radius of 50 feet;

Thence southerly and southeasterly 78.34 feet along said curve through a central angle of 89°46'11" to the TRUE POINT OF BEGINNING;

Thence N89°34'E, 115.96 feet parallel with and 40 feet northerly as measured at right angles from the center line of Jurupa Avenue;

Thence S29°01'10"W, 14.93 feet to a point 27 feet northerly as measured at right angles from said center line of Jurupa Avenue;

Thence S89°34'W, 60.12 feet, parallel with said center line of Jurupa Avenue to the beginning of a tangent curve, concave northerly, having a radius of 97 feet;

Thence northwesterly 49.86 feet along last said curve through a central angle of 29°27'10" to the beginning of a compound curve concave northeasterly, having a radius of 50 feet;

Thence northwesterly .93 feet along last said curve through a central angle of 01°03'49" to the end thereof and the POINT OF BEGINNING.

Center line of Jurupa Avenue is basis of bearing of the above described parcel.

DESCRIPTION APPROVAL

by *Emmett C. Rogers* 6/11/65 by *JLP*  
Surveyor

Dated June 4 1965

*Emmett C. Rogers*  
Emmett C. Rogers

Juna Rogers

*Juna Rogers*

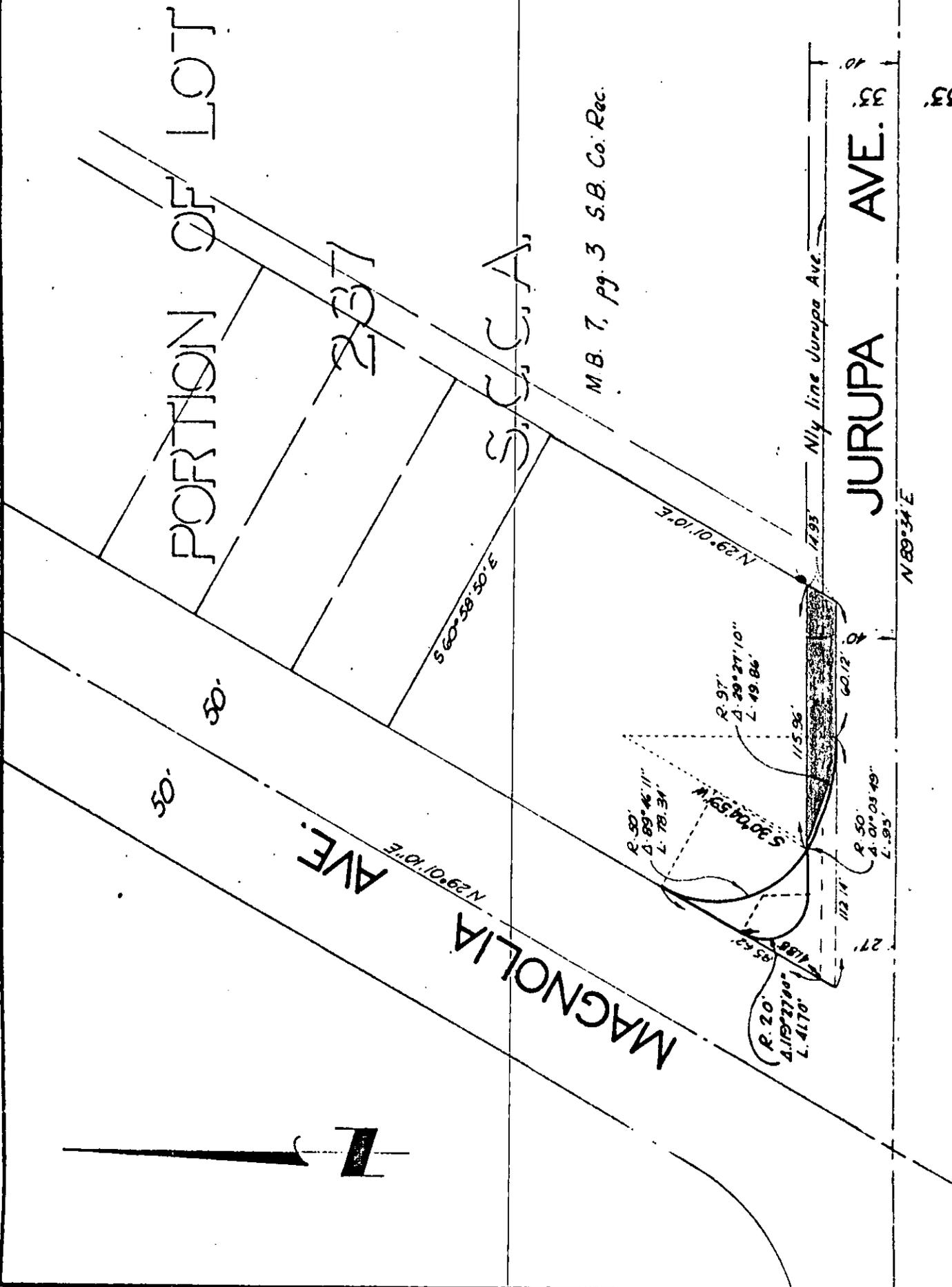
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M.B. 7, pg. 3 S.B. Co. Rec.

JURUPA AVE.

MAGNOLIA AVE.

PORTION OF LOT 237

S.S.A.

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.

SCALE: 1" = 60'	DRAWN 9/26/64 BY RGM	SUBJECT Jurupa Ave widening	2/25
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Microfilm recording from 4-1-65. Book and page no longer assigned. Identify by document number and year of filing.

*W. H. DeLoach*  
*W. H. DeLoach*

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JUN 23 1965

10 Min. Past 5 o'clock

At Request of

*W. H. DeLoach*

Recorded in Official Records of Riverside County, California

*W. H. DeLoach*

FEE \$ *10.00* Recorder

INDEXER