

130951

9:01

GRANT DEED

APPROVED AS TO FORM

M. Michael Higgins  
DEPUTY CITY ATTORNEY

5598

MAC'S MS PLUS INC.

(Grantor - ~~XXXXXXXXXX~~)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do es 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 Lots 31 and 32 of MADISON PARK TRACT, as shown by map on file in Book 14 of Maps, pages 82 and 83, Records of Riverside County, California, more particularly described as follows:

Beginning at the most westerly corner of said Lot 31;  
Thence N56°22'25"E, along the northwesterly line of said Lot 31, a distance of 12.00 feet;  
Thence S33°37'35"E, parallel with the southwesterly line of said Lots 31 and 32, a distance of 152.53 feet to a point on a curve concave southerly and having a radius of 25.00 feet and a radial bearing of N4°56'21"W, said curve being also the northerly line of that certain parcel of land conveyed to the State of California by Deed recorded on January 6, 1956, as Instrument No. 869 in the Office of the County Recorder of said County;  
Thence southwesterly along said curve, through a central angle of 28°41'14", a distance of 12.52 feet to a point on the southwesterly line of said Lot 32, said point being S33°37'35"E, a distance of 24.55 feet from the most westerly corner of said Lot 32;  
Thence N33°37'35"W, along the southwesterly line of Lots 32 and 31, a distance of 149.46 feet to the point of beginning.

DESCRIPTION APPROVAL  
by Edmund Smith 11/18/65 by HLP  
Surveyor

Dated Nov 12, 19 65

MAC'S MS PLUS, INC.

By: R. Mac Isaac  
R. MacIsaac, President

By: W. W. Gregory  
W. W. Gregory, Secy/Treas.

NOV 18 1965

CL 304-418 (4/64) 130951

130951

Set 1" I.P. tagged  
R.C.E. 8613

Set 1" I.P. tagged  
R.C.E. 8613

S 33° 37' 35" E 185.04'

# MADISON PARK TRACT

N.B. 14/82-83

PORTION LOT 31

PORTION  
LOT 32

Fd. L.S. tag in base of trunk English Privet  
hedge 0.15' N & 0.21' S of true cor. accepted same  
N 56° 22' 25" E 154.00'

S 60° 36' 25" W 111.53'

Lot Line 7

CURVE DATA  
Δ = 58° 54' 20"  
R = 25.00'  
T = 14.12'  
L = 25.70'

Set 1" I.P. tagged  
R.C.E. 8613

Set 1" I.P. tagged  
R.C.E. 8613

152.53'  
Δ = 28° 41' 14"  
R = 25.00'  
L = 12.52'

CURVE DATA  
Δ = 63° 08' 20"  
R = 25.00'  
T = 15.36'  
L = 27.55'

Set 1" I.P. tagged  
R.C.E. 8613

SET 212

124.91'

N 33° 37' 35" W 149.46'

40.00'  
52.00'

Set N&F

E MADISON STREET

Set N&F

Fd. Riv. brass  
disc at West  
of intersection

E Garden Street

E Indiana St.

OWNER: KENNETH L. MASTAIN

65-03.06  
NESTE, BRUDIN & STONE  
CIVIL ENGINEERS

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" = 30'

DRWG: Oct. 15, 1965 BY: A.C.

SUBJECT R-25656

D-5598

9:01 am

130951

Information recorded from 6-1-55. Book and  
page no longer assigned. Identify by document  
number and year of filing.

RECEIVED FOR RECORD

NOV 18 1965

Min. Past 2 o'clock

At Request of

First American Title Co. of Riverside

Recorded in Official Records  
of Riverside County, California

*W.H. Walsh*

Recorder

FEES \$ 10.00

**INDEXED**

*name*