

12197

After recordation, return to:
City Clerk's Office - City Hall
3711 Orange Street
Riverside, California 92501

Tract 2545 - P.W.D.

R O A D
E A S E M E N T

DOCUMENTARY TRANSFER TAX

\$ None

Signature [Signature]
CITY OF RIVERSIDE

APPROVED AS TO FORM

[Signature]
DEPUTY CITY ATTORNEY

JACK SYLVESTER and FLORENCE SYLVESTER, husband and wife,

Grantors

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
do hereby grant to the CITY OF RIVERSIDE, a municipal corporation, an
easement for street purposes over the real property in the City of
Riverside, County of Riverside, State of California, described as follows:

All that portion of Lots 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, of
Tract 2545, as shown by map on file in Book 49, Pages 13 and 14 of Maps,
records of said County, described as follows:

PARCEL 1

BEGINNING at the most southerly corner of said Lot 3;
Thence North 77° 01' 58" West, along the southerly line of said Lot
3, a distance of 0.80 feet to the beginning of a non-tangent curve, concave
westerly, having a radius of 167.00 feet; the initial radial of said
curve bears North 87° 16' 38" East;
Thence northerly along said curve, an arc length of 32.87 feet
through a central angle of 11° 16' 38" to a point of cusp with the
easterly line of said Lot 3;
Thence South 14° 00' 00" East, along said easterly line, 4.29 feet
to the beginning of a tangent curve, concave westerly, having a radius of
165.44 feet;
Thence southerly along said curve and along said easterly line, an arc
length of 28.88 feet through a central angle of 10° 00' 00" to the POINT
OF BEGINNING.

Contains 11.93 square feet.

PARCEL 2

BEGINNING at the southeasterly corner of said Lot 4;
Thence North 60° 11' 23" West, along the southerly line of said Lot
4, a distance of 2.55 feet to the beginning of a non-tangent curve, concave
westerly, having a radius of 167.00 feet; the initial radial of said curve
bears South 59° 29' 52" East;
Thence northerly, along said curve, an arc length of 96.84 feet through
a central angle of 33° 13' 30" to the northerly line of said Lot 4;
Thence South 77° 01' 58" East, along said northerly line, 0.80 feet
to the easterly line of said Lot 4 and to the beginning of a non-tangent
curve, concave westerly, having a radius of 165.44 feet; the initial
radial of said curve bears North 86° 00' 00" East;
Thence southerly, along said curve and along said easterly line, an
arc length of 97.63 feet through a central angle of 33° 48' 37" to the
POINT OF BEGINNING.

Contains 170.20 square feet.

PARCEL 3

BEGINNING at the most easterly corner of said Lot 5, said corner also
being the beginning of a non-tangent curve, concave northwesterly, having
a radius of 165.44 feet;
Thence southwesterly along said curve, an arc length of 39.58 feet
through a central angle of 13° 42' 23" to the beginning of a compound
curve, concave northwesterly, having a radius of 20.00 feet;
Thence southwesterly, along said curve, an arc length of 14.99 feet
through a central angle of 42° 57' 05" to the beginning of a reverse curve,
concave southeasterly, having a radius of 42.00 feet;

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Thence southwesterly, along said curve, an arc length of 22.33 feet through a central angle of 30° 28' 05" to the most northerly corner of said Lot 6; the preceding three courses being along the southeasterly line of said Lot 5;

Thence South 89° 22' 25" West, along the southerly line of said Lot 5, a distance of 5.09 feet to the beginning of a non-tangent curve, concave southeasterly, having a radius of 45.00 feet; the initial radial of said curve bears South 39° 25' 06" East;

Thence northeasterly, along said curve, an arc length of 28.29 feet, through a central angle of 36° 01' 23" to the beginning of a reverse curve, concave northwesterly, having a radius of 17.00 feet;

Thence northeasterly, along said curve, an arc length of 12.69 feet, through a central angle of 42° 45' 06" to the beginning of a compound curve, concave northwesterly, having a radius of 167.00 feet;

Thence northeasterly, along said curve, an arc length of 38.91 feet, through a central angle of 13° 21' 03", to the northerly line of said Lot 5;

Thence South 60° 11' 23" East, along said northerly line, 2.55 feet to the POINT OF BEGINNING.

Contains 224.62 square feet.

PARCEL 4

The easterly 3.00 feet of said Lot 6 as measured parallel to the easterly line of said Lot 6.

Contains 178.55 square feet.

PARCEL 5

The northeasterly 3.00 feet of said Lot 7, as measured parallel to the northeasterly line of said Lot 7.

Contains 136.82 square feet.

PARCEL 6

The northwesterly 3.00 feet of said Lot 8, as measured parallel to the northwesterly line of said Lot 8;

Contains 115.80 square feet.

PARCEL 7

The northwesterly 3.00 feet of said Lot 9, as measured parallel to the northwesterly line of said Lot 9.

Contains 227.83 square feet.

PARCEL 8

The northwesterly 3.00 feet of said Lot 10, as measured parallel to the northwesterly line of said Lot 10.

Contains 181.64 feet.

PARCEL 9

The westerly 3.00 feet of said Lot 11, as measured parallel to the westerly line of said Lot 11.

Contains 176.94 square feet.

PARCEL 10

BEGINNING at the southwest corner of said Lot 12, said corner also being the beginning of a non-tangent curve, concave westerly, having a radius of 230.00 feet; the initial radial of said curve bears South 83° 46' 57" East;

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Thence northerly along said curve and along the westerly line of said Lot 12, an arc length of 46.06 feet through a central angle of 11° 28' 29" to the beginning of a reverse curve, concave southeasterly, having a radius of 20.00 feet;

Thence northeasterly along said curve and along the northwesterly line of said Lot 12, an arc length of 28.36 feet through a central angle of 81° 15' 26";

Thence North 76° 00' 00" East, along said northwesterly line of said Lot 12, a distance of 3.04 feet to a point of cusp with a tangent curve, concave southeasterly, having a radius of 20.00 feet;

Thence southwesterly along said curve, an arc length of 28.40 feet through a central angle of 81° 21' 41" to the beginning of a reverse curve, concave westerly, having a radius of 233.00 feet;

Thence southerly, along said curve, an arc length of 47.09 feet through a central angle of 11° 34' 44" to the northerly line of said Lot 11;

Thence North 83° 46' 57" West, along said northerly line, 3.00 feet to the POINT OF BEGINNING.

Contains 191.56 square feet.

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STATE OF CALIFORNIA,
COUNTY OF Los Angeles } ss.

ON January 29, 1970, before me, the undersigned, a Notary Public in and for said State, personally appeared

Jack Sylvester and Florence Sylvester

, known to me, to be the person whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

WITNESS my hand and official seal.



SALLY B. HEATH Sally B Heath
My Commission Expires May 23, 1972 Notary Public in and for said State.

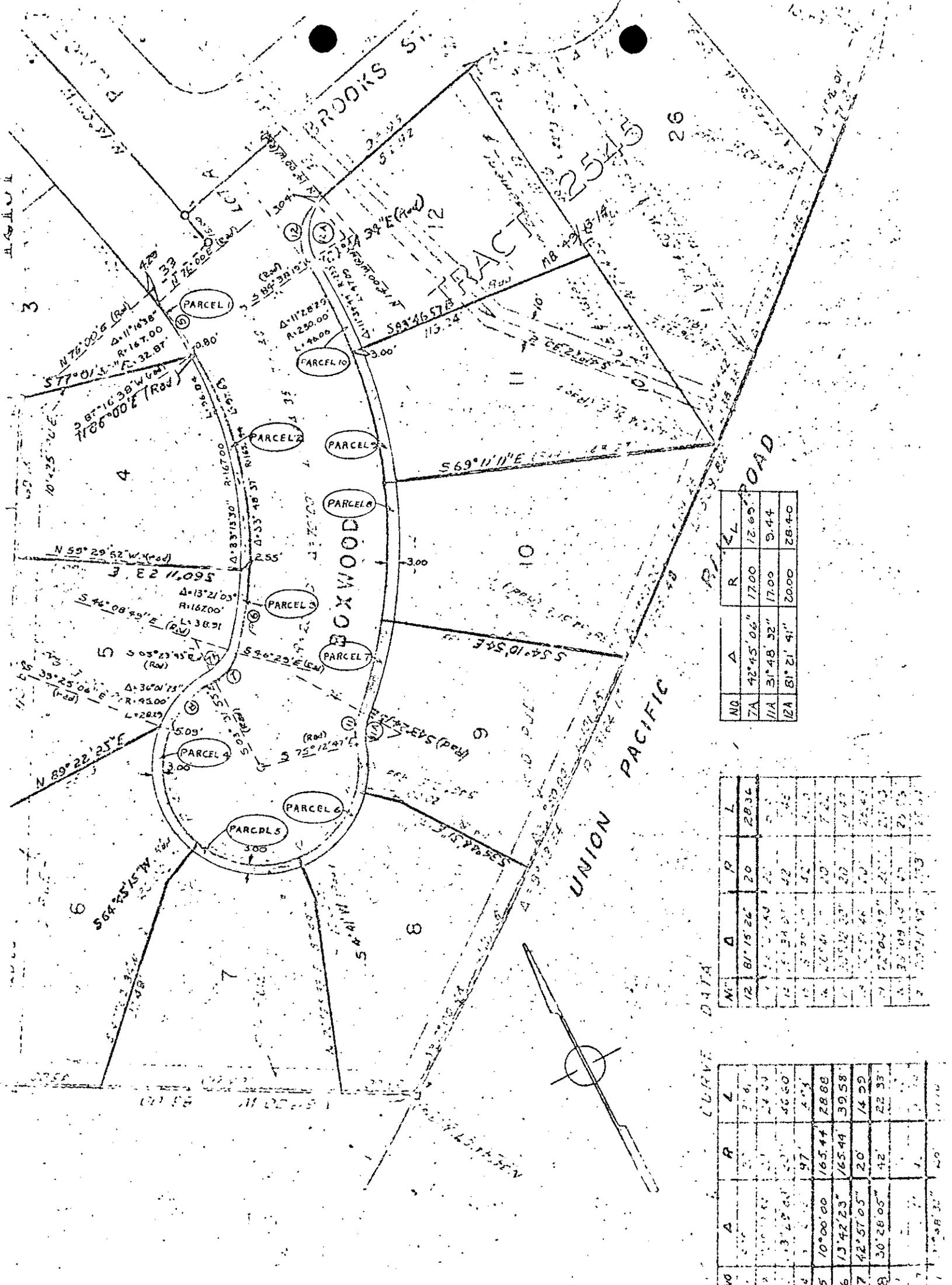
ACKNOWLEDGMENT—General—Wolcotts Form 233—Rev. 3-64

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 1-29-70
From: Jack Sylvester & Florence Sylvester
For: Parcel Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 of Part 1, 5545 - Map Book 19, Page 13 & 14 of 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. 939 et seq. Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the said office.

Dated 2-6-70 [Signature]
Property Management Officer

Return Deed to: Office of City Clerk
Riverside, California



NO	A	R	L
7A	42°45'06"	17.00	12.60
11A	31°48'32"	17.00	9.44
12A	81°21'41"	20.00	28.40

NO	A	R	L
12	81°15'26"	20	28.36
13	72°14'00"	20	14.14
14	72°14'00"	20	14.14
15	72°14'00"	20	14.14
16	72°14'00"	20	14.14
17	72°14'00"	20	14.14
18	72°14'00"	20	14.14
19	72°14'00"	20	14.14
20	72°14'00"	20	14.14

NO	A	R	L
5	10°00'00"	165.44	28.68
6	13°42'23"	165.44	39.58
7	42°57'05"	20	14.09
8	30°28'05"	42	22.33

CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED
IN THE ATTACHED DOCUMENT

2/18

This plot is solely an aid in locating the parcel(s) described in the attached document. It is not a part of the written description therein

SHEET /

SCALE: 1" = 50'

DRAWN BY //

BY // SUBJECT

OF / SHEETS

D 7014

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Microfilm recording from 4-1-65. Book and page no longer assigned. Identify by document number and year of filing.

RECEIVED FOR RECORD

FEB 8 1970

45 Min. Post 3 o'clock P.M.
As Request of
CITY CLERK

Recorded In Official Records
of Riverside County, California

W. W. DeLoach
Recorder

FEE \$ *1.00*

INDEXED