

20557

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3711 Orange Street
Riverside, California 92501
Tract 4154

DOCUMENTARY TRANSFER TAX
\$ <u> </u> <input checked="" type="checkbox"/> None
Signature <u><i>[Signature]</i></u>
CITY OF RIVERSIDE

CITY DEED NO. _____

GRANT DEED

7541

BIXMILL ASSOCIATES, a Limited Partnership,

_____, Grantor

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does
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 5, 9 and G (Stover Avenue vacated) of Bixmill Tract as shown by map on file in Book 16, Pages 28 through 30 inclusive of Maps, records of Riverside County, State of California, more particularly described as follows:

BEGINNING at the southwest corner of that certain parcel of land conveyed as Parcel No. 1 to the City of Riverside, by deed recorded April 2, 1962, as Instrument No. 30053, Official Records of said County; said point being also an angle point in the east line of that certain parcel of land conveyed to Bixmill Associates, a Limited Partnership, by deed recorded August 8, 1968, as Instrument No. 76734, Official Records of said County; said point being the TRUE POINT OF BEGINNING;

Thence South 03° 28' 36" East, along said east line, 489.95 feet;

Thence South 00° 23' 09" East, 63.89 feet to the beginning of a tangent curve, concave to the northeast and having a radius of 710.54 feet;

Thence south and southeast curving to the left, along an arc of said curve, through a central angle of 11° 15' 45", a distance of 139.67 feet to a point from which a radial line bears North 79° 07' 25" East; said point being on the east line of that parcel conveyed to Bixmill Associates;

Thence South 03° 28' 36" East, along said east line, 169.63 feet to the northwest line of Lot E (barrier strip 1 foot wide) of Tract No. 3881 as shown by map on file in Book 61 of Maps, Pages 99 and 100, records of said County;

Thence South 69° 01' 05" West, along said northwest line, 6.00 feet to the northwest corner of said Tract No. 3881;

Thence North 20° 58' 55" West, 21.20 feet to the beginning of a tangent curve, concave to the east, having a radius of 797.16 feet;

DESCRIPTION APPROVAL

by *[Signature]* City Clerk 2/4/72 by *EM.*

RECEIVED FOR RECORD

FEB 16 1972

30 Min. Past 3 o'clock P.M.
At Request of
Riverside City Clerk
Book 1972, Page 20557

Recorded in Official Records
of Riverside County, California

W.W. Walsh Recorder

FEES \$

FOR RECORDER'S OFFICE USE ONLY

APPROVED AS TO FORM
[Signature]
DEPUTY CITY CLERK

20557

Thence northwest and north curving to the right, along the arc of said curve, through a central angle of 21° 22' 04", a distance of 297.29 feet to the end of curve;

Thence North 00° 23' 09" East, 552.91 feet;

Thence South 89° 36' 51" East, 10.00 feet to the TRUE POINT OF BEGINNING.

BIXMILL ASSOCIATES, a Limited Partnership

BY *Donald Smith*

BY *Ellis Williams*

BY *Charles H. Smith*

John M. Hayes

Joy M. Newman

Dated FEB. 7, 1972

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 2-7-72 from Bixmill Associates, a limited partnership

for Por. Lots 5, 9 and G (Stover Ave. vacated) of Bixmill Tract, Bk. 16, P. 28 through 30, Riv.

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 12-29-66 by Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 2-16-72

[Signature]
Property Services Manager

20557



PARCEL No 1
per OR Inst #30053 3-2-62.

10.00'
N89°36'51"W

DOB

EAST LINE per OR.
Inst No. 76734. 8-8-08

BIXMILL

TRACT

MB 16/28-30

TENT. TRACT
4154

5

N0°29'00"E
16.355'
56.684'
48.925'
N9°29'36"W

N0°29'09"E
03.89'

STOVER AVE. (VAC.)
N79°07'25"E (R)

LOT 6

A=11'15.45"
R=710.54'
L=139.67'

21.20'
N20°58'55"W

6.00'
N69°01'05"E

CREST AVE.

TRACT 3881
M.B. 61/99-100

9

CITY OF RIVERSIDE, CALIFORNIA

AM 6-5

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

SHEET /

SCALE: 1" = 200'

DRAWN E-E-72 BY YBM

SUBJECT TRACT 4154.

OF / SHEETS