

No Fee - 6103 Government Code

46118

When recorded will be
City Clerk's Office
City of Riverside
City Hall
3711 Orange Street
Riverside, California 92501
Van Buren Blvd. Widening

DOCUMENTARY TRANSFER TAX
\$ None
Signature [Signature]
CITY OF RIVERSIDE

CITY DEED NO. _____

GRANT DEED

ERROL K. FLEMING and ALEXANDER PATRICK FLEMING

_____, 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 5, Block 25 1/4 of ARLINGTON HEIGHTS
as shown by map recorded in Book 11, Pages 20 and 21 of
Maps, Records of San Bernardino County, California, described
as follows:

Commencing at a point in the centerline of Van Buren
Boulevard (80.00 feet wide) which bears South 34° 00' 00"
East, 1117.32 feet from the centerline of Dufferin Avenue
(80.00 feet wide);

Thence North 56° 00' 00" East, 66.00 feet to the beginning
of a curve concave northeast, having a radius of 1063.96 feet
and being tangent to a line that bears South 34° 00' 00"
East;

Thence southeast along said curve, an arc length of 286.64
feet thru a central angle of 15° 26' 10" to a point in the
southeast line of Lot 3, Block 25 1/4 of said ARLINGTON
HEIGHTS; last mentioned point being the TRUE POINT OF
BEGINNING;

Thence North 56° 00' 21" East, along said southeast line,
3.06 feet;

Thence South 54° 00' 00" East, 166.14 feet;

Thence South 64° 00' 00" East, 215.04 feet;

Thence South 74° 59' 39" East, 70.00 feet to a point in a
line that is parallel with and distant 133.00 feet northwest
as measured at right angles to the northwest line of the
Gage Canal right of way (50.00 feet wide); last mentioned
point being in a curve concave south and having a radius of
357.60 feet (recorded 360.00 feet); a radial line to last
mentioned point bears North 14° 47' 09" West;

Thence southwest, along said parallel line and last mentioned
curve, an arc length of 67.71 feet thru a central angle of
10° 50' 53" to a tangent line;

D-7576

RECEIVED FOR RECORD
APR 10 1972
10 Min. Past 3 o'clock P.M.
CITY OF RIVERSIDE
Book 1972, Page 46118
Recorded in Official Rec. of Riverside County, California
W.H. Walsh Recorder
FEES \$2.00

INDEXED

None

FOR RECORDER'S OFFICE USE ONLY
APPROVED AS TO FORM
[Signature]
ASST. CITY ATTORNEY

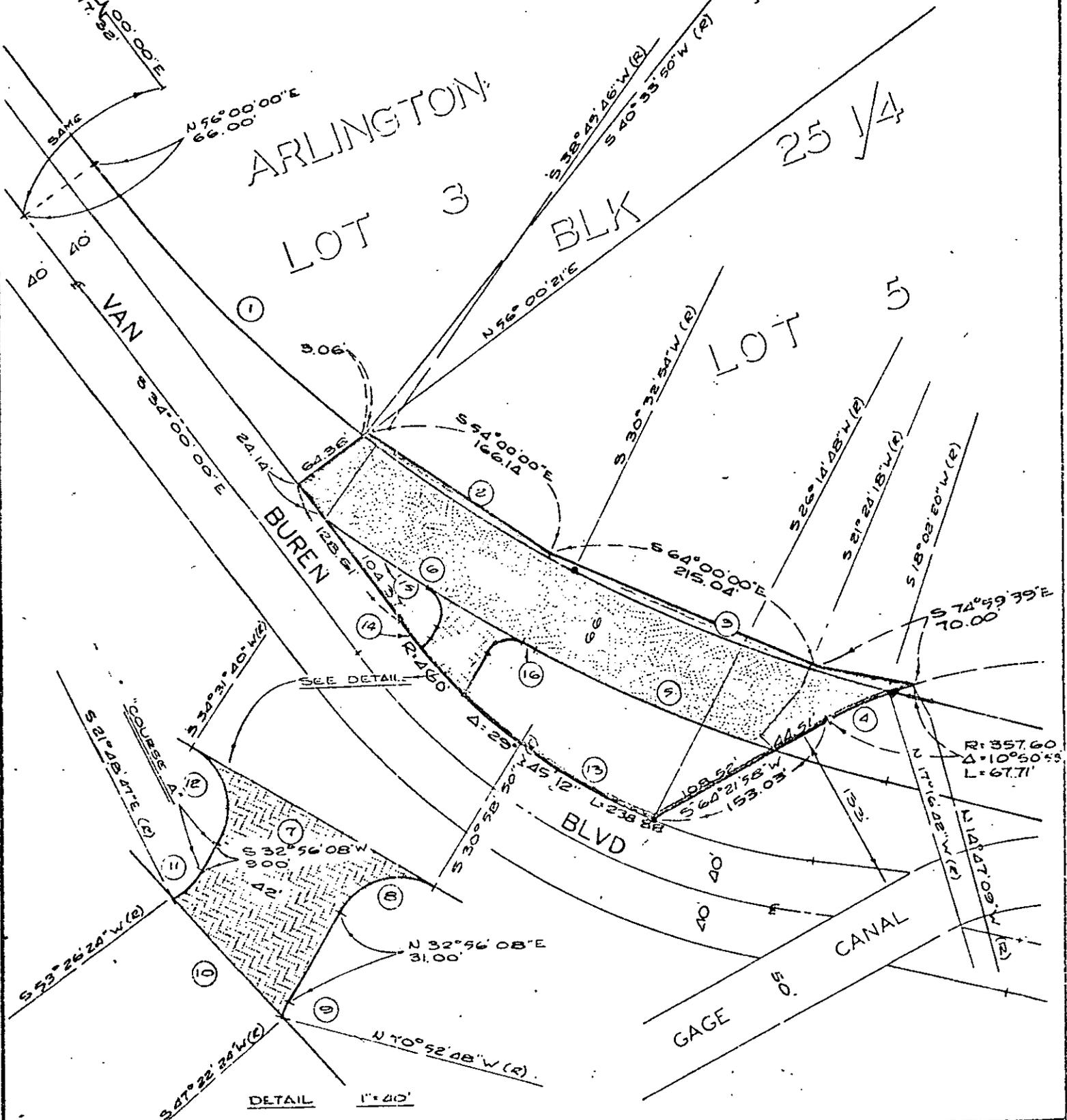
7576

46118

DUFFERIN AVE

CURVE		DATA	
NO	R	Δ	L
1	1063.96	15° 26' 10"	286.64
2	1063.96	10° 00' 56"	185.88
3	1167.00	12° 30' 34"	254.78
4	357.60	8° 21' 20"	52.16
5	1233.00	9° 08' 36"	196.76
6	1336.04	22° 12' 52"	191.53
7	1336.04	3° 32' 50"	32.72
8	21.00	88° 02' 42"	32.27
9	21.00	13° 48' 56"	5.06
10	460.00	6° 04' 00"	48.71
11	21.00	35° 15' 05"	12.92
12	21.00	38° 21' 23"	22.20
13	460.00	21° 07' 36"	163.62
14	460.00	2° 33' 36"	20.55
15	1336.04	4° 14' 06"	28.75
16	1336.04	0° 25' 56"	10.03

HEIGHTS MB 11/20-21 586



CITY OF RIVERSIDE, CALIFORNIA

AM 5/56

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 ONE OF 04 SHEETS

SCALE: 1" = 100'

DRAWN 9-21-71 BY JLS

SUBJECT VAN BUREN BLVD WIDENING

D-7576