

80200

When recorded mail to:

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

CITY DEED NO. _____

GRANT DEED

JOAN B. IRVING

_____, 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:

All those portions of Lots 2, 3, and 4 in Block F of Arlington Heights, as shown by map on file in Book 2 of Maps, at page 12 thereof, Records of Riverside County, California, more particularly described as follows:

Beginning at the southwesterly terminus of the centerline of Hawarden Drive, as shown by map on file in Book 24 of Records of Survey, at page 49 thereof, Records of Riverside County, California, said point being on the northeasterly line of said Lot 3;

Thence South 79° 26' 30" West, a distance of 7.24 feet to the beginning of a nontangent curve, concave to the southeast, having a radius of 440.19 feet, the radial line at said point bears North 15° 35' 30" West;

Thence southerly along said curve, to the left, through a central angle of 09° 52' 00", an arc distance of 75.80 feet to the end thereof;

Thence South 64° 32' 30" West, a distance of 31.62 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 744.55 feet;

Thence southerly along said curve, to the left, through a central angle of 11° 12' 00", an arc distance of 145.54 feet to the end thereof;

Thence South 53° 20' 30" West, a distance of 7.35 feet;

Thence South 50° 23' 40" West, a distance of 95.99 feet;

Thence South 44° 24' 00" West, a distance of 96.83 feet;

Thence South 41° 30' 30" West, a distance of 26.73 feet to the beginning of a tangent curve, concave to the east, having a radius of 137.82 feet;

Thence southerly along said curve, to the left, through a central angle of 14° 53' 00", an arc distance of 35.80 feet to the end thereof;

Thence South 26° 37' 30" West, a distance of 76.85 feet to a point in the southwesterly line of said Lot 4;

Thence North 33° 59' 10" West along said southwesterly line, a distance of 37.88 feet to a point therein;

Thence North 26° 37' 30" East, a distance of 58.26 feet to the beginning of a tangent curve, concave to the east, having a radius of 170.82 feet, and being concentric with said curve hereinbefore mentioned having a radius of 137.82 feet;

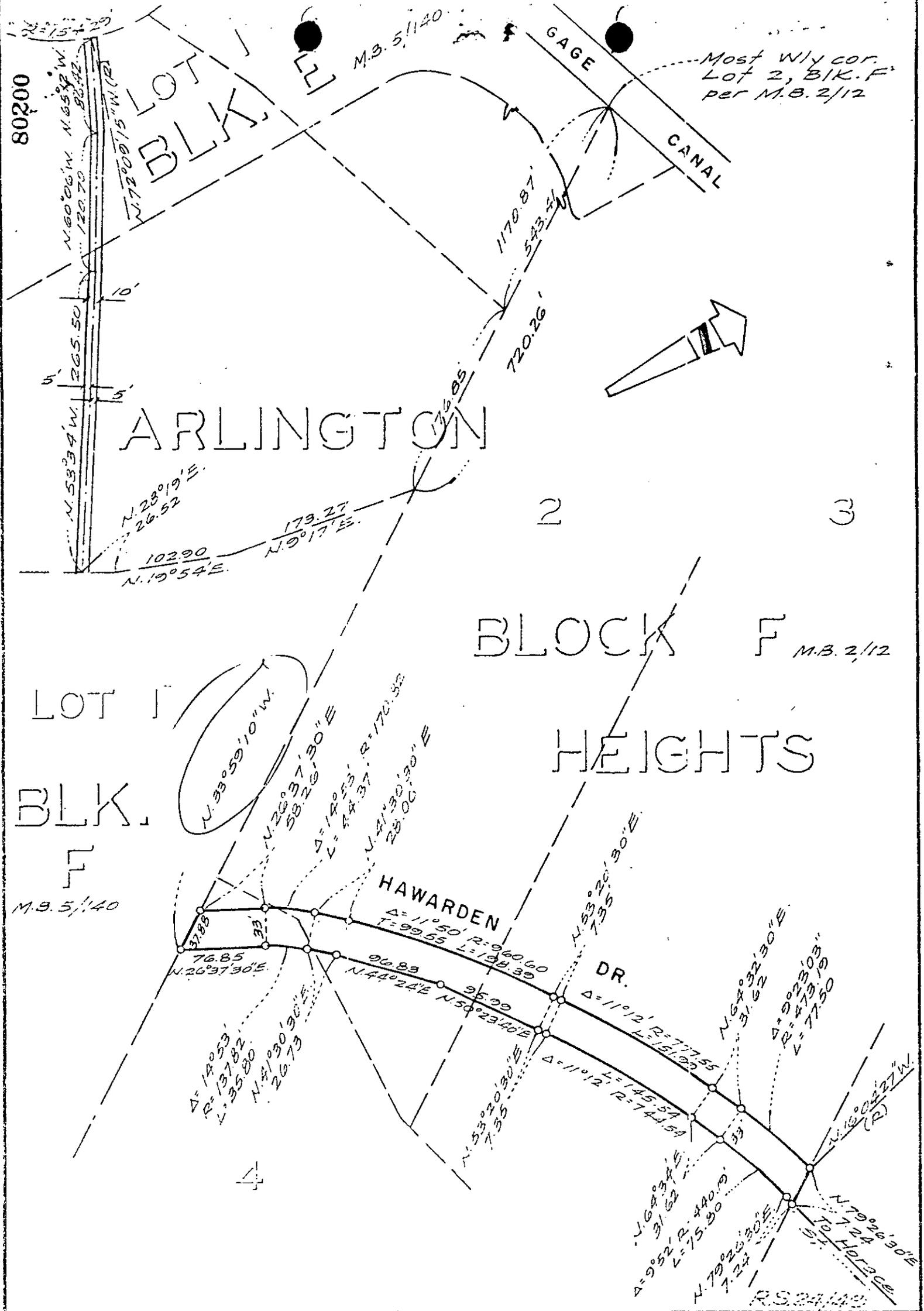
Thence northeasterly along said curve, to the right, through a central angle of 14° 53' 00", an arc distance of 44.37 feet to the end thereof;

Thence North 41° 30' 30" East, a distance of 28.06 feet to the beginning of a

RECEIVED FOR RECORD
 JUN 27 1974
 20 Min. Past 10 o'clock A.M.
 At Request of
 CITY CLERK
 Book 1974, Page 80200
 Recorded in Official Records
 of Riverside County, California
 W.H. Dabugh Recorder
 FEES \$ _____
 INDEXED

FOR RECORDER'S OFFICE USE ONLY

APPROVED AS TO FORM
[Handwritten Signature]
 ASST. CITY ATTORNEY



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.

WO.	74-115
FILE	984.2
SHEET	1
OF SHEETS	1

SCALE: 1" = 100' DRAWN 6/10/74 BY hlm SUBJECT P. M. 187

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tangent curve, concave to the southeast, having a radius of 60.60 feet;

Thence northeasterly along said curve, to the right, through a central angle of 11° 50' 00", an arc distance of 198.39 feet to the end thereof;

Thence North 53° 20' 30" East, a distance of 7.35 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 777.55 feet, said curve being concentric with said curve hereinbefore mentioned having a radius of 744.55 feet;

Thence northeasterly along said curve, to the right, through a central angle of 11° 12' 00", an arc distance of 151.99 feet to the end thereof;

Thence North 64° 32' 30" East, a distance of 31.62 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 473.19 feet and being concentric with said curve hereinbefore mentioned having a radius of 440.19 feet;

Thence northeasterly along said curve, to the right, through a central angle of 09° 23' 03", an arc distance of 77.50 feet to a point in the northeasterly line of said Lot 3, the radial line at said point bears North 16° 04' 27" West;

Thence South 34° 00' 25" East along said northeasterly line, a distance of 35.43 feet to the point of beginning.

EXCEPTING THEREFROM the portion thereof lying within that certain parcel of land conveyed to E. H. Delafield by deed recorded March 23, 1925 in Book 634 of Deeds, at page 17 thereof, Records of Riverside County, California;

ALSO EXCEPTING THEREFROM the portion thereof lying within that certain parcel of land conveyed to E. H. Delafield by deed recorded November 13, 1928 in Book 790 of Deeds, at page 215 thereof, Records of Riverside County, California.

DESCRIPTION APPROVAL

by George P. Hutchinson, 6/24/74, by [Signature]
Surveyor

Dated June 24, 1974

Joan B. Irving
JOAN B. IRVING

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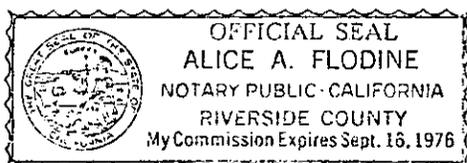
STATE OF CALIFORNIA,
COUNTY OF Riverside } ss.

ON June 24, 1974, before me, the undersigned, a Notary Public in and for said State, personally appeared

Joan B. Irving

known to me, to be the person whose name is subscribed to the within Instrument, and acknowledged to me that she executed the same

WITNESS my hand and official seal.



3738 McCray Street, Riverside, CA. 92506

Alice A. Flodine
Alice A. Flodine Notary Public in and for said State.