

109353

Superior City

When recorded mail to:

City Clerk's Office  
 City of Riverside  
 City Hall - 3711 Orange  
 Riverside, Ca. 92501  
 LaSierra Widening

DOCUMENTARY TRANSFER TAX  
 \$ \_\_\_\_\_  None  
 Signature *W. H. Rice*  
 CITY OF RIVERSIDE

CITY DEED NO. \_\_\_\_\_

RECEIVED FOR RECORD  
 AUG 23 1974  
 Min. Past 2 o'clock P.M.  
 At Request of  
 CITY CLERK  
 Book 1974, Page 109353  
 Recorded in Official Records  
 of Riverside County, California  
 W. H. Rice Recorder  
 FEES \$ \_\_\_\_\_  
 INDEXED

FOR RECORDER'S OFFICE USE ONLY

0959

GRANT DEED

CITY NATIONAL BANK, as Trustee,

\_\_\_\_\_, 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:

PARCEL I

All that portion of Lot "BB" of LA SIERRA GARDENS, as shown by map on file in Book 11 of Maps, at Pages 42 thru 50, inclusive, thereof, records of Riverside County, California, and that portion of Lot "U" of LA SIERRA HEIGHTS TRACT NO. 2, as shown by map on file in Book 7 of Maps, at Page 66 thereof, records of said Riverside County, described as follows:

BEGINNING at the intersection of the northeast prolongation of the northwest line of Lot 6 in Block 26 of said LA SIERRA GARDENS, with the northeast line of that portion of La Sierra Avenue (formerly Holden Avenue), as vacated by Resolution of the Board of Supervisors of said Riverside County, recorded August 30, 1956, as Instrument No. 60695 of Official Records of said Riverside County;

Thence South 33° 58' 15" East, along said northeast line 1,140.01 feet to the centerline of Collett Avenue;

Thence North 57° 54' 45" East, along said centerline of Collett Avenue, 24.01 feet to the northwest prolongation of the northeast line of Lot 4 in Block 27 of LA SIERRA GARDENS;

Thence South 34° 18' 15" East, along said northwest prolongation 25.02 feet to the northeast corner of said Lot 4 in Block 27;

Thence South 57° 54' 45" West, along the northwest line of said Lot 4 in Block 27, a distance of 44.98 feet;

Thence North 34° 18' 15" West, parallel with said northwest prolongation of the northeast line of Lot 4 in Block 27, a distance of 50.04 feet to the southeast line of Lot 8 in Block 26 of said LA SIERRA GARDENS;

Thence North 57° 54' 45" East, along said southeast line of Lot 8 in Block 26 and along its northeast prolongation, 16.12 feet;

Thence North 11° 58' 03" East, 5.56 feet to a line which is

parallel with and distant 55.00 feet southwest as measured at right angles to the centerline of said La Sierra Avenue;

Thence North  $33^{\circ} 58' 15''$  West, 1,111.00 feet to said northeast prolongation of the northwest line of Lot 6 in Block 26;

Thence North  $57^{\circ} 54' 45''$  East, 1.00 feet to the POINT OF BEGINNING.

PARCEL II

The northeast 25.00 feet of Lots 5 and 6 in Block 27, of Lot SS (Truschell Avenue), of Lots 3 and 4 in Block 28, of Lot AA (Pingree Avenue), of Lots 6, 7 and 8 in Block 29 of LA SIERRA GARDENS, as shown by map on file in Book 11 of Maps, at Pages 42 thru 50, inclusive, thereof, records of Riverside County, California.

EXCEPTING therefrom that portion of said Lot 5 in Block 27 as conveyed to TRINITY CHRISTIAN CENTER, INC., a California corporation, by a deed recorded June 20, 1969, as Instrument No. 61769 of Official Records of said Riverside County.

PARCEL III

All that portion of Lot 16, in Block 42 of the RIVERSIDE LAND AND IRRIGATING COMPANY, as shown by map on file in Book 1 of Maps, at Page 70 thereof, records of San Bernardino County, California, described as follows:

Commencing at the point in the southeast line of said Lot South  $56^{\circ} 14' 00''$  West, 79.90 feet from the centerline of La Sierra Avenue (formerly Holden Avenue), as measured along said southeast line and its northeast prolongation; said point also being the most southerly corner of that certain parcel of land conveyed to the County of Riverside, by a deed recorded February 15, 1961, as Instrument No. 13275 of Official Records of Riverside County, California;

Thence northeast, along a tangent curve, concave to the west and having a radius of 50.00 feet, an arc length of 1.96 feet thru a central angle of  $02^{\circ} 15' 04''$  to THE TRUE POINT OF BEGINNING;

Thence North  $33^{\circ} 46' 00''$  West, 3.96 feet, to the beginning of a curve, concave to the west and having a radius of 28.00 feet; the initial radial line of said curve bears South  $33^{\circ} 46' 00''$  East;

Thence northeast, along said curve, an arc length of 26.93 feet thru a central angle of  $55^{\circ} 06' 50''$  to a point; said point being in a line which is parallel with and distant 55.00 feet southwest as measured at right angles to said centerline of La Sierra Avenue;

Thence North  $33^{\circ} 39' 14''$  West, along said parallel line, a distance of 495.29 feet to the southeast line of Lot 8 in Block 29 of LA SIERRA GARDENS, as shown by map on file in Book 11 of Maps, at Pages 42 thru 50, inclusive, thereof, Records of said Riverside County;

Thence North  $56^{\circ} 20' 46''$  East, along the southeast line of said Lot 8, a distance of 25.00 feet to the southeast corner of said Lot 8;

Thence South  $33^{\circ} 39' 14''$  East, along the southwest line of said La Sierra Avenue as shown on said map of LA SIERRA GARDENS, 461.33 feet to the beginning of a tangent curve, concave to the west and having a radius of 50.00 feet;

Thence southeast, south and southwest, along said curve, an arc

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length of 76.48 feet, thru a central angle of 87° 38' 10" to said TRUE POINT OF BEGINNING.

RESERVING therefrom an easement to construct, maintain and operate over and across 9.25 feet on each side from the centerline of the existing railroad spur track.

PARCEL IV

All that portion of Magnolia Avenue of the RIVERSIDE LAND AND IRRIGATING COMPANY, as shown by map on file in Book 1 of Maps, at Page 70 thereof, Records of San Bernardino County, California, described as follows:

Commencing at the intersection of the centerline of said Magnolia Avenue with the centerline of La Sierra Avenue (formerly Holden Avenue);

Thence North 33° 39' 14" West, along said centerline of said La Sierra Avenue, 25.00 feet to THE TRUE POINT OF BEGINNING;

Thence South 56° 14' 00" West, parallel to said centerline of Magnolia Avenue 80.00 feet;

Thence North 33° 39' 14" West, 41.00 feet to the north-westerly line of Magnolia Avenue;

Thence North 56° 14' 00" East, along said northwesterly line of Magnolia Avenue, 80.00 feet to said centerline of La Sierra Avenue;

Thence South 33° 39' 14" East, along said centerline of La Sierra Avenue, 41.00 feet to said POINT OF BEGINNING.

RESERVING therefrom an easement to construct, maintain and operate over and across five feet on each side from the centerline of the existing railroad spur track.

DESCRIPTION APPROVAL  
George L. Hutchinson 7/31/72 by [Signature]  
Surveyor

Dated OCTOBER 10, 1972

CITY NATIONAL BANK, as Trustee  
BY [Signature] VICE PRESIDENT & TRUST OFFICER  
BY [Signature] TRUST OFFICER

APPROVED AS TO FORM

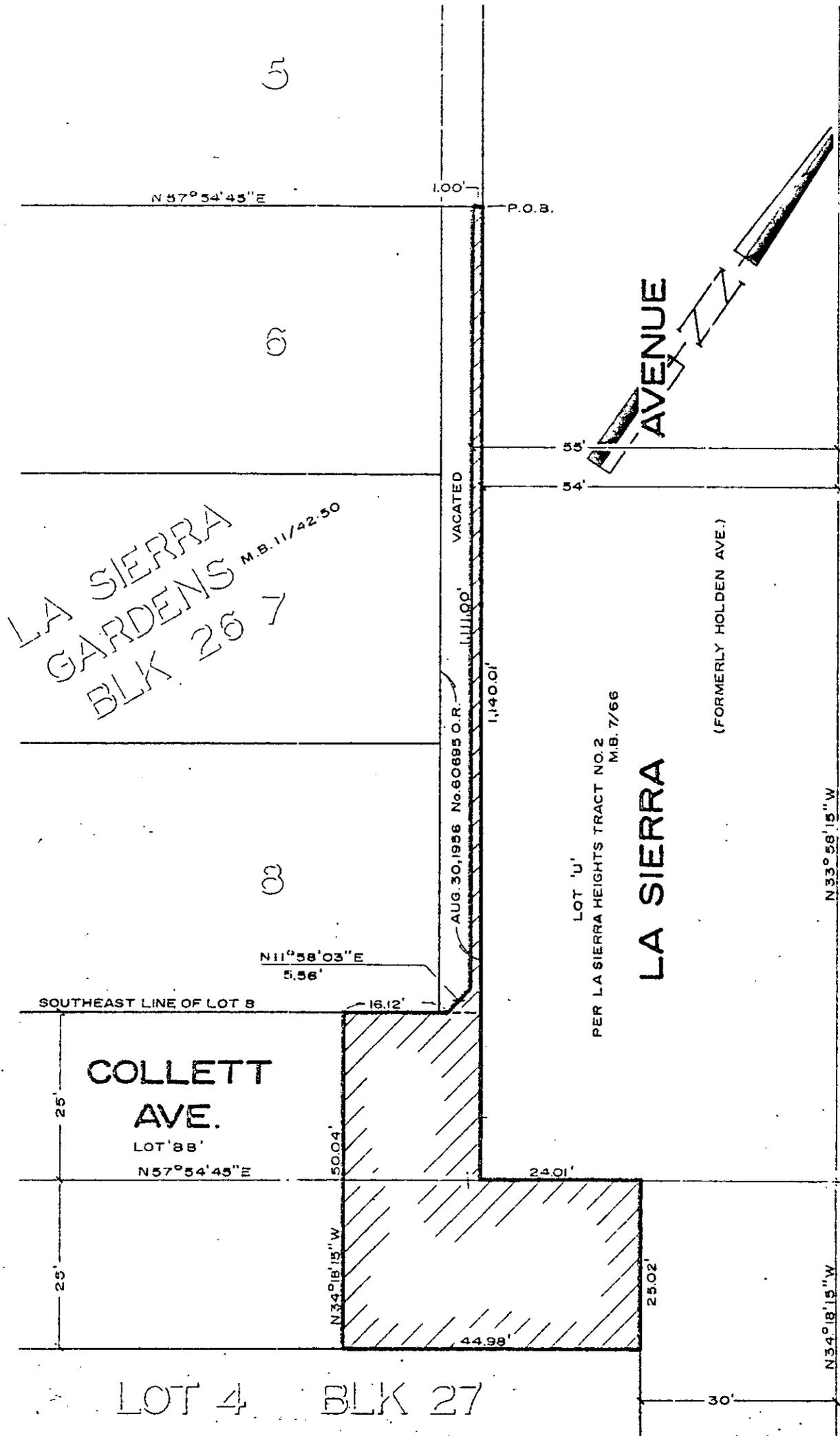
[Signature]  
ASST. COUNTY ATTORNEY

TO 449 C  
(Corporation)  
STATE OF CALIFORNIA } SS. (TI)  
COUNTY OF Los Angeles  
On October 10, 1972 before me, the undersigned, a Notary Public in and for said State, personally appeared Robert C. Beaudry, known to me to be the Vice - President, and Gary W. Fentress Trust Officer, known to me to be the Trust Officer Secretary of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or resolution of its Board of Directors.  
WITNESS my hand and official seal this 10th day of October, 1972.  
(Seal) [Signature] SHEILA C. EHRMAN  
Signature SHEILA C. EHRMAN NOTARY PUBLIC - CALIFORNIA  
LOS ANGELES COUNTY  
My Commission Expires Jan. 24, 1976

CORDATION  
all property conveyed by the Deed or City National Bank, as Trustee  
ens, Bk. 11, P.42-50, Riv.  
oration, is hereby accepted for and on of the City Council thereof recorded County Records, and the Grantee hereby through the undersigned.  
[Signature]  
roperty Services Manager

STAPLE HERE 109353

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CITY OF RIVERSIDE, CALIFORNIA

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 1 OF 5

6/36/2

SCALE: 1" = NONE

DRAWN BY ME DATE 7/14/72

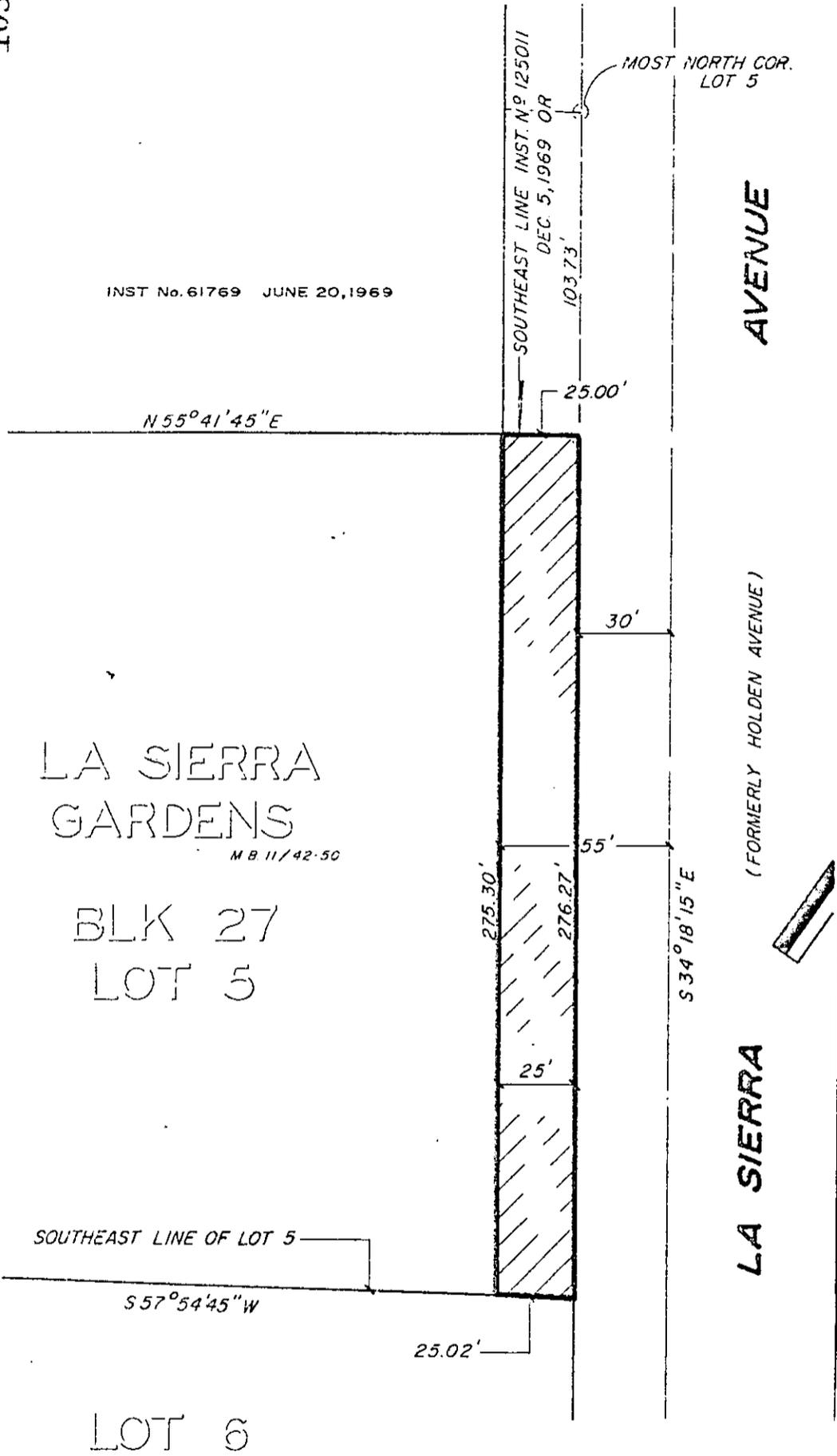
SUBJECT LA SIERRA WIDENING

PARCEL 1

7/72

109353

INST No. 61769 JUNE 20, 1969



CITY OF RIVERSIDE, CALIFORNIA

6/36

PLAT OF PARCEL(S) DESCRIBED  
IN THE ATTACHED DOCUMENT

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SHEET 2

SCALE: 1" = 50'

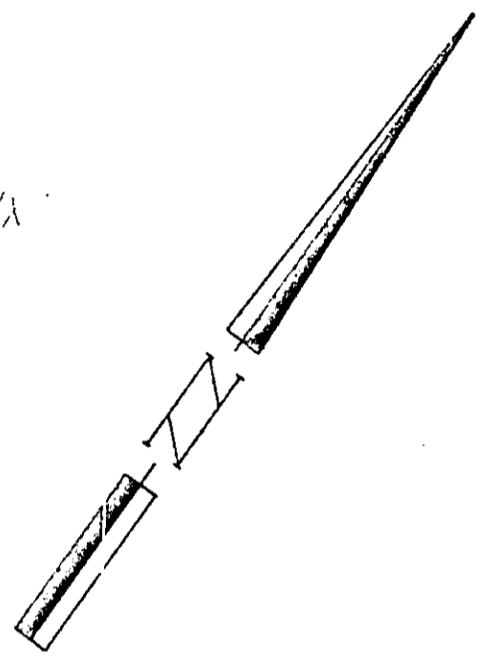
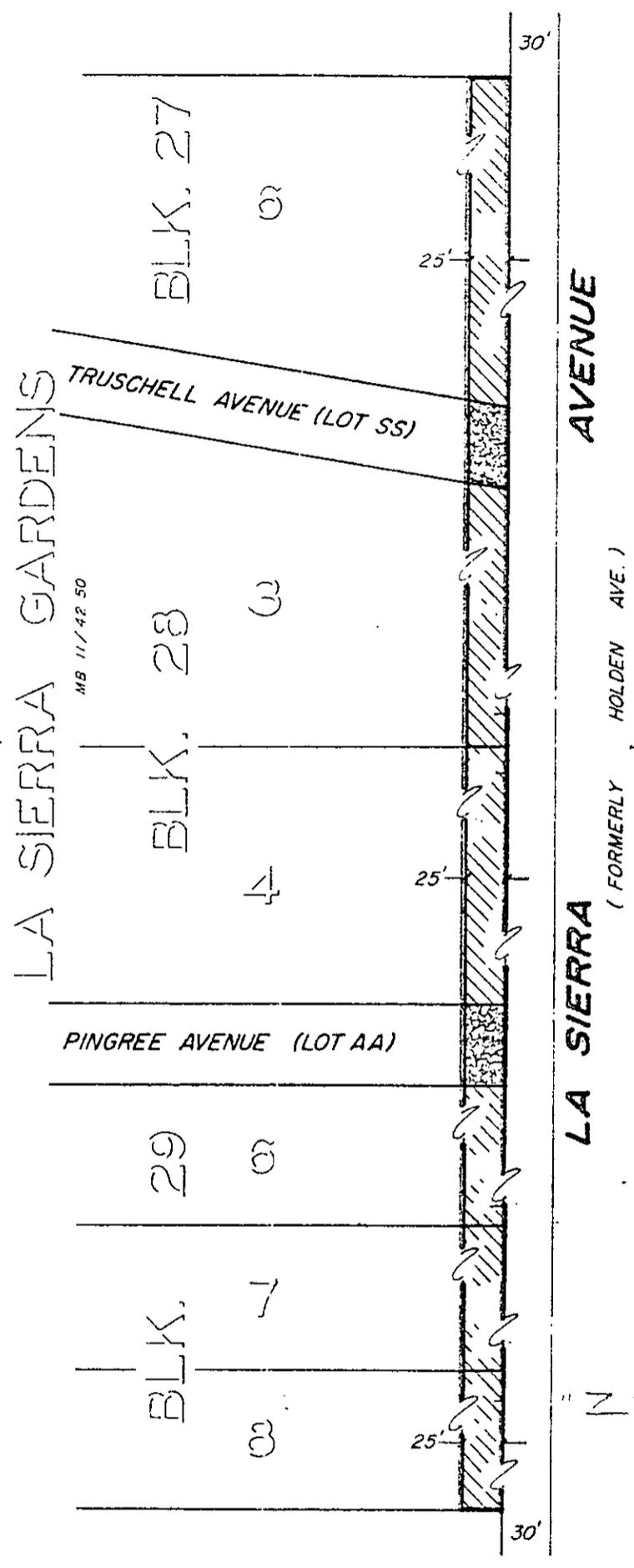
DRAWN 10/21/71 BY ME

SUBJECT LA SIERRA WIDENING

POR. PAR. III

OF 3 SHEETS

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CITY OF RIVERSIDE, CALIFORNIA

6/36 - 6/38

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IN THE ATTACHED DOCUMENT

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SHEET 3

SCALE: 1" = 100'

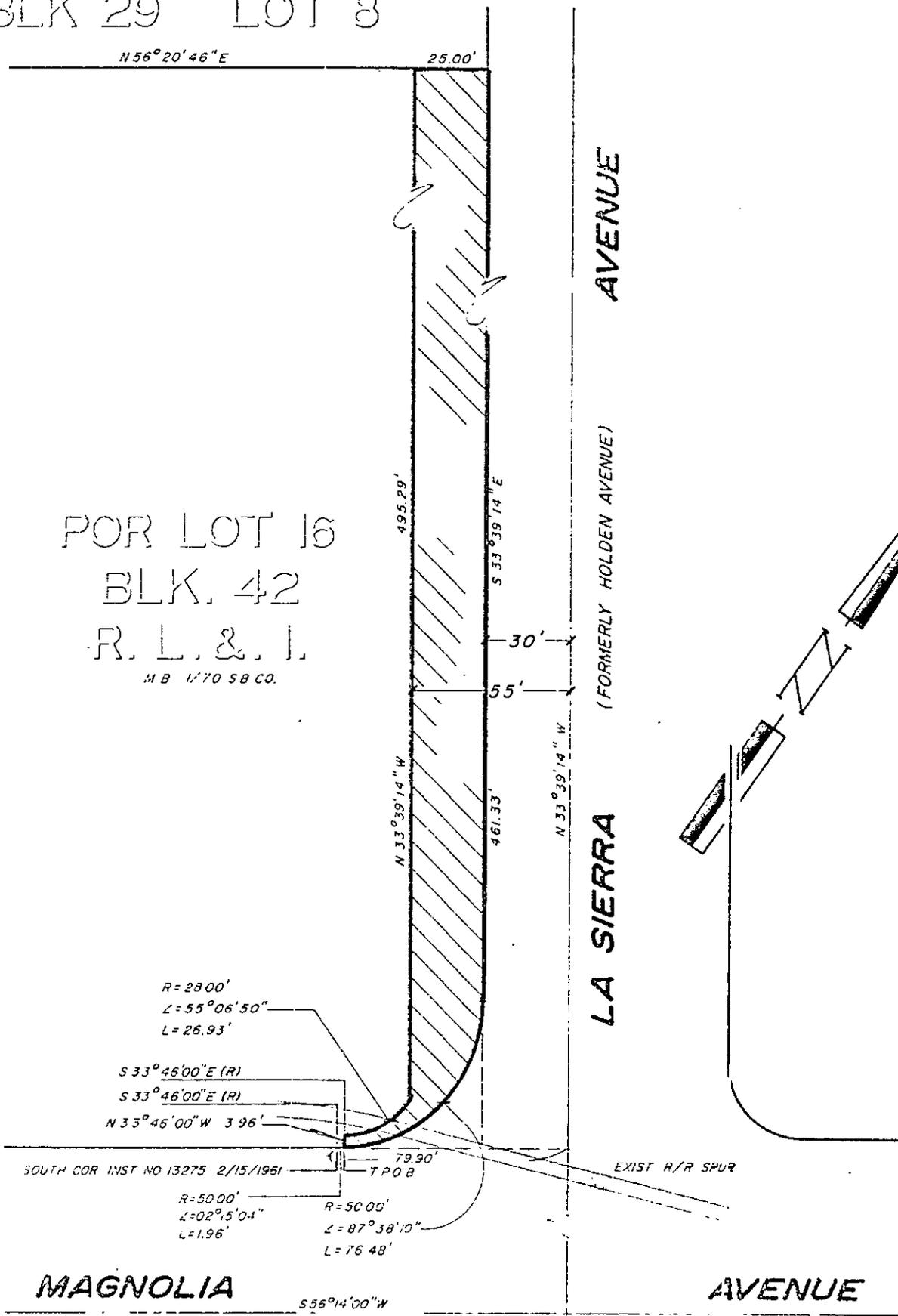
DRAWN 10/22/71 BY ME

SUBJECT LA SIERRA WIDENING POR. PAR. II

OF 5 SHEETS

109353

LA SIERRA  
GARDENS  
M 9 11 / 42-50  
BLK 29 LOT 8



CITY OF RIVERSIDE, CALIFORNIA

6/38

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 4

SCALE: 1" = 50'

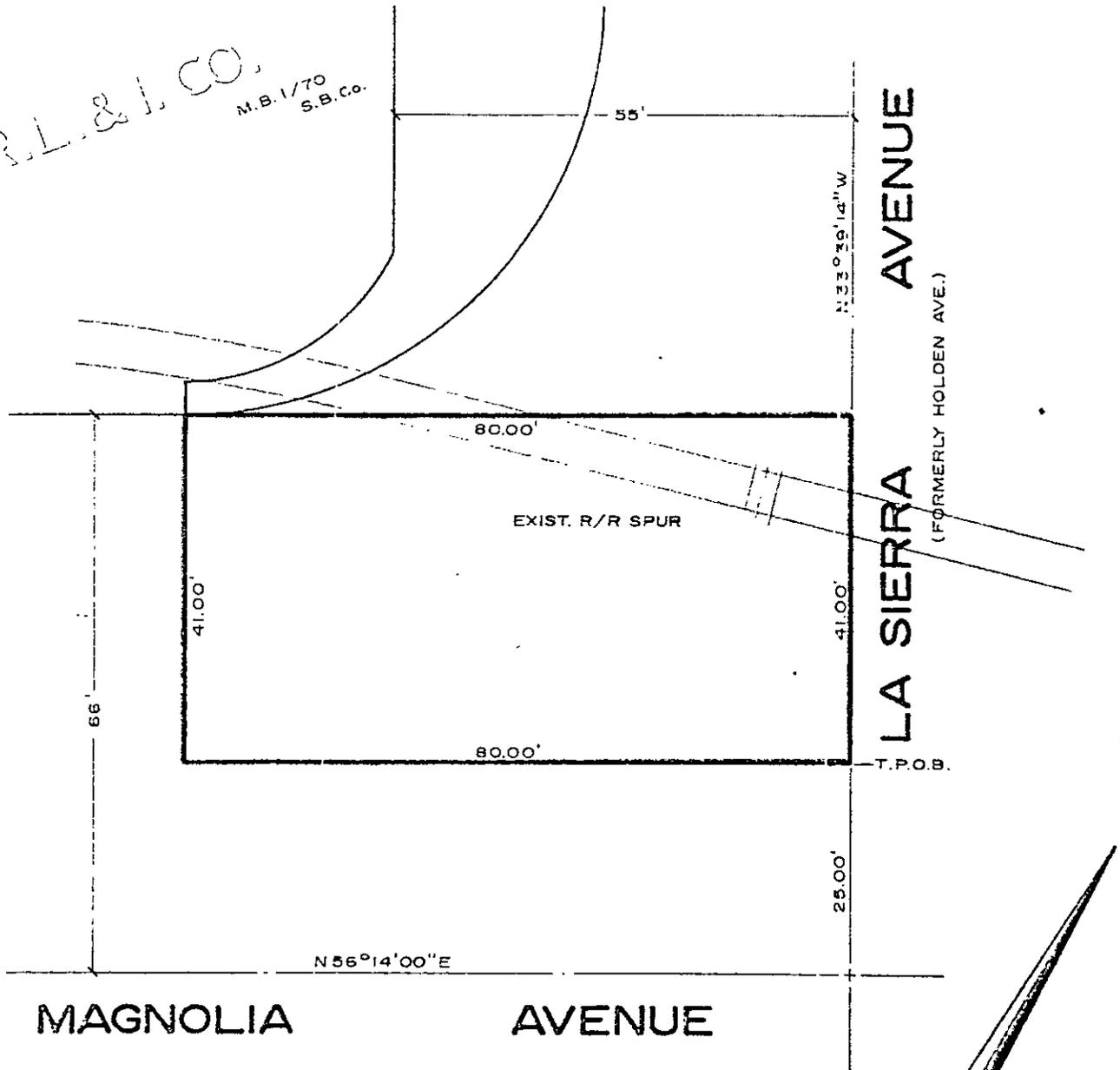
DRAWN 10/22/71 BY ME

SUBJECT LA SIERRA WIDENING PAP III " 2 "

OF 5 SHEETS

109353

R.L. & L. CO.  
M.B. 1/70  
S.B. CO.



° CITY OF RIVERSIDE, CALIFORNIA °

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SHEET 5 OF 5

6/38

SCALE: 1" = 20'

DRAWN BY ME DATE 7/17/72

SUBJECT LA SIERRA WIDENING PARCEL III