

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

37540

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee. (Government Code 6103)

RECEIVED FOR RECORD  
At Request of  
CITY OF RIVERSIDE  
Book 1979, Page 37540  
FEB 23 1979  
Recorded in Official Records  
of Riverside County, California  
D. J. ... Recorder  
FEES \$ -

FOR RECORDER'S OFFICE USE ONLY

Project: R-68-634, R-134-634

GRANT DEED

9529

LAWDON PROPERTIES, a Limited Partnership,

Grantor

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do es 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 1

That portion of the NW 1/4 of the SW 1/4 of Section 34, T. 2 S., R. 5 W., S.B.M., together with that portion of Lots 3, 4, 5 and 6 in Block 6 of Tibbet's Tract, as shown by map on file in Book 4, Page 91 of Maps, records of Riverside County, California, more particularly described as follows:

BEGINNING at the northeast corner of Parcel 1 of Parcel Map, as shown by map on file in Book 17 of Parcel Maps, at Page 80 thereof, records of said Riverside County; said corner being in the line which is parallel with and distant 44.00 feet south, as measured at right angle, from the centerline of Central Avenue;

THENCE Easterly along said parallel line 151.35 feet to the east line of the west 28 feet of said Lot 3;

THENCE Northerly along said east line of the west 28 feet of Lot 3 and along the north prolongation thereof, 5.00 feet to a line which is parallel with and distant 39.00 feet south, as measured at right angle, from said centerline of Central Avenue;

THENCE Westerly along said parallel line 151.35 feet to its intersection with the north prolongation of the east line of said Parcel 1;

THENCE Southerly along said north prolongation 5.00 feet to the point of beginning.

Area - 0.017 of an acre.

PARCEL 2

That portion of School Circle (formerly Park Avenue) vacated by resolution of the Common Council of the City of Riverside on October 19, 1926, a certified copy of said resolution recorded October 26, 1926 in Book 697 of Deeds, Page 99, et seq., records of said Riverside County more particularly described as follows:

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BEGINNING at the southeasterly corner of Parcel 2 of Parcel Map, as shown by map on file in Book 17 of Parcel Maps, at Page 80 thereof, records of said Riverside County; said corner being the beginning of a non-tangent curve with a radius of 266.00 feet, concaving southerly and being concentric with the centerline curve of said School Circle; the radial line at said beginning of said curve bears North 13° 04' 50" West;

THENCE Easterly to the right along said curve an arc length of 143.19 feet, thru a central angle of 30° 50' 38" to the southerly prolongation of the west line of the easterly 32 feet of Lot 12 in Block 6 of the Tibbet's Tract, as shown by map on file in Book 4 of Maps, at Page 91 thereof, records of said Riverside County;

THENCE South 0° 08' East, along said southerly prolongation 3.16 feet to a point in a curve with a radius of 263.00 feet, concaving southerly and being concentric with said centerline curve of School Circle;

THENCE Westerly to the left along said curve an arc length of 143.24 feet, thru a central angle of 31° 12' 18" to the southerly prolongation of the east line of said Parcel 2;

THENCE North 0° 08' West, along said southerly prolongation 3.08 feet to the point of beginning.

Area - 0.001 of an acre.

DESCRIPTION APPROVAL  
George Hutchinson, 1/27/79 by [Signature]  
Surveyor

Dated 1-22-79

LAWDON PROPERTIES, a Limited Partnership,

By: [Signature]

By: [Signature]

APPROVED BY TO FORM

[Signature]  
[Illegible Title]

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by this Instrument 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 as Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 2/23/79

[Signature]  
Property Services Manager

37540

State of California

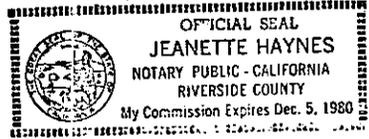
County of Riverside } ss

On this 22 day of January, 1979 before me, the under  
signed, a Notary Public in and for said County and State, personally  
appeared Jan Goodsite and Fred Crane.

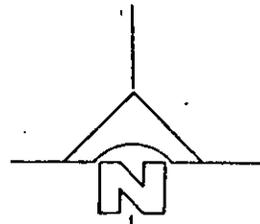
known to me to be one of the partners of the Limited Partnership that  
executed the within instrument, and acknowledged to me that Limited  
Partnership executed the same.

WITNESS my hand and Official Seal.

Jeanette Haynes  
Notary Public in and for said  
County and State.



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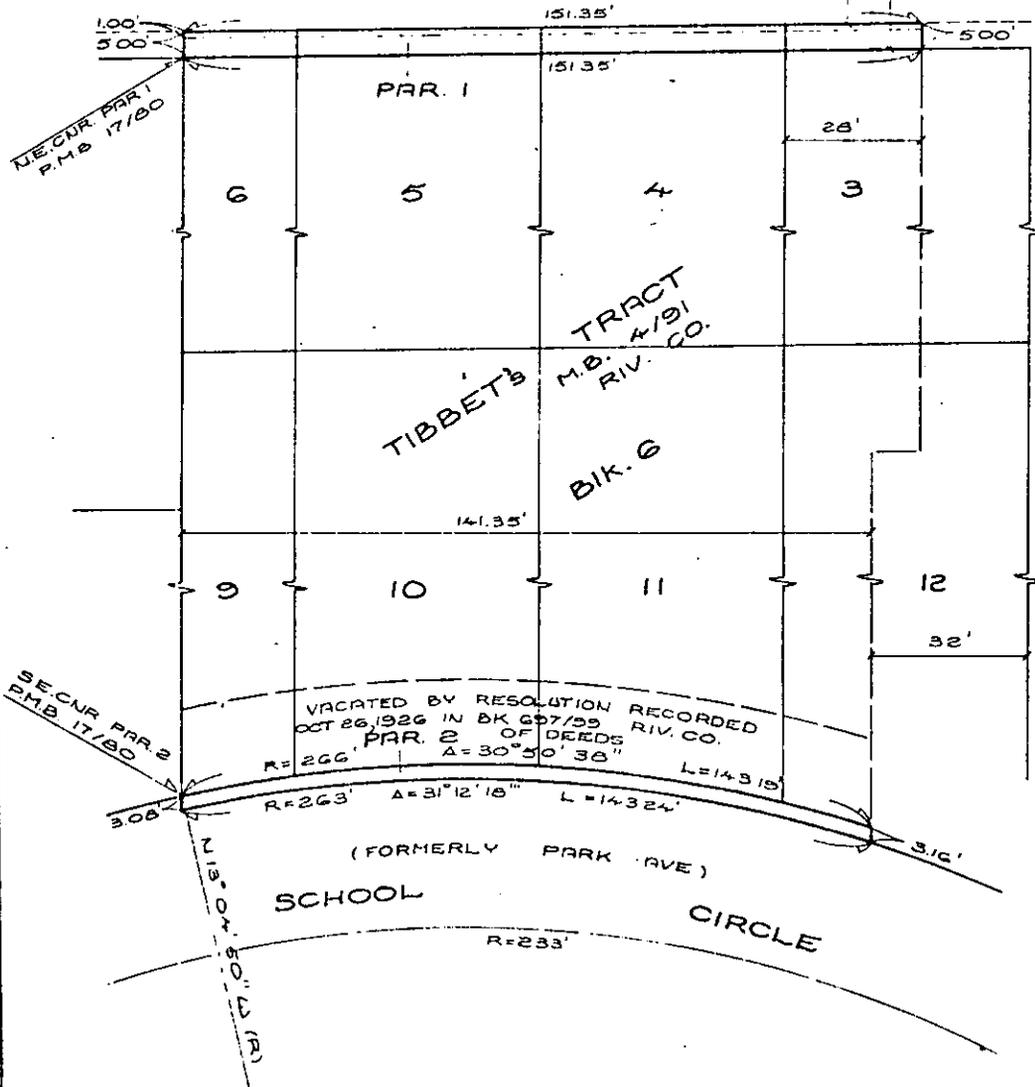


TO PALM AVE

TO SCHOOL CIR

CENTRAL AVENUE

POR. N.W. 1/4 S.W. 1/4 SEC. 34  
T. 2 S., R. 5 W., S. B. M.



• 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 1

4/22

SCALE 1" = 30'

DRAWN BY G.P.E. DATE 1/4/79

SUBJECT R-68-634, R-134-634

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