

300467

When recorded mail to:

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

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

Project: Jurupa Avenue Widening  
Parcel 35

FOR RECORDER'S OFFICE USE ONLY

13048

GRANT DEED

HERALD T. APPLGATE and ELAINE C. APPLGATE, husband and wife as joint tenants,  
Grantors, FOR 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:

That portion of Lot 21 of Rubidoux Gardens, as shown by map on file in  
Book 25, Pages 53 and 54 of Maps, records of said Riverside County  
described as follows:

BEGINNING at the southeasterly corner of said Lot;

THENCE North 86° 00' 00" West, along the southerly line of said Lot, a  
distance of 78.58 feet to the southwesterly corner of said Lot;

THENCE North 20° 06' 50" East, along the westerly line of said Lot, a  
distance of 6.25 feet to a line parallel with and distant 39.00 feet  
northerly, as measured at right angles, from the centerline of Jurupa  
Avenue as shown by said map;

THENCE South 86° 00' 00" East, along said parallel line, a distance of  
44.43 feet to the beginning of a tangent curve concaving northwesterly  
and having a radius of 41.50 feet;

THENCE easterly to the left along said curve through a central angle of  
51° 22' 19" an arc length of 37.21 feet to the easterly line of said  
Lot and to a cusp of non-tangent curve concaving easterly, having a  
radius of 316.00 feet and to which a radial line bears North 85° 42'  
40" West;

THENCE southerly along said easterly line and along said non-tangent  
curve through a central angle of 0° 17' 20" an arc length of 1.59 feet;

RECEIVED FOR RECORD  
Min. Past o'clock P.M.

AUG 29 1991

Recorded in Official Records  
of Riverside County, California

Recorder  
Fees \$

THENCE South 4° 00' 00" West, continuing along said easterly line, a distance of 20.00 feet to the POINT OF BEGINNING.

Area - 619.62 square feet.

Dated 8/23/91

Herald T. Applegate  
HERALD T. APPLGATE

Elaine C. Applegate  
ELANE C. APPLGATE

ELAINE C. APPLGATE

Pauline Hedge  
Subscribing Witness

DESCRIPTION APPROVAL 7/13/89  
George P. Hutchinson  
SURVEYOR, CITY OF RIVERSIDE

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a Municipal Corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 14883 of said City Council adopted January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated August 29, 1991

[Signature]  
Title Real Property Services Manager

0005u/m - 0433u/c

APPROVED AS TO FORM  
N.Y. Nuning  
CHIEF ASSISTANT CITY ATTORNEY

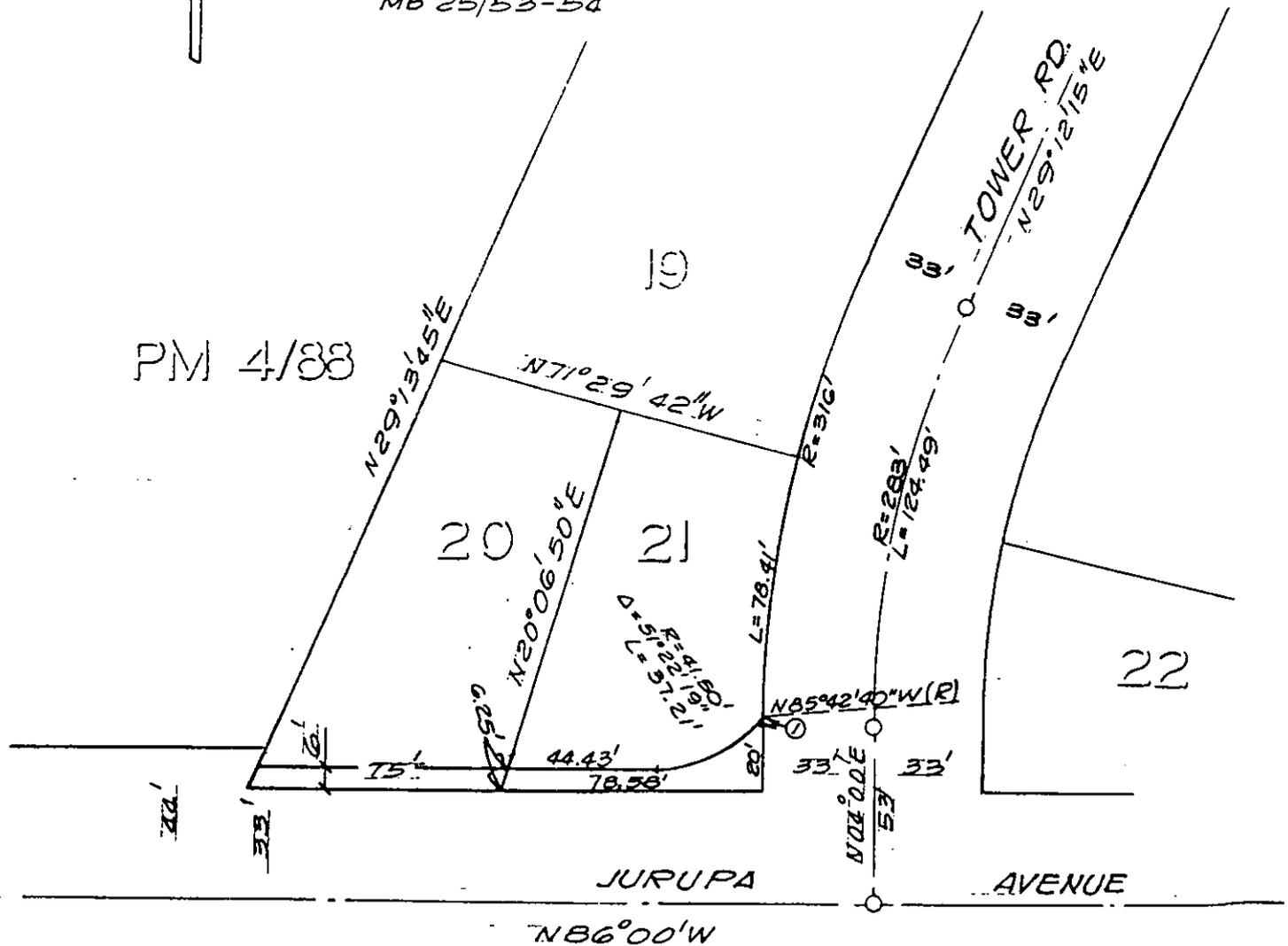


CURVE No.	R	Δ	L
1	316.00'	0°17'20"	1.59'



RUBIDOUX GARDENS  
MB 25/53-54

PM 4/38



• 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 71 OF 14-N

2/29

SCALE: 1" = 50'

DRAWN BY G.S. DATE 2/15/89

SUBJECT JURUPA AVE. WIDENING