

When recorded mail to:

Clerk's Office

City of Riverside  
City Hall  
3711 Orange St.  
Riverside, Calif. 92501

Grant Deed - C.U.P. 11-690 FWD

66413

|                              |
|------------------------------|
| DOCUMENTARY TRANSFER TAX     |
| \$ <u>None</u>               |
| Signature <u>[Signature]</u> |
| CITY OF RIVERSIDE            |

Microfilm recording from 1-55. Book and page no longer assigned. Identify by account number and year of filing.

RECEIVED FOR RECORD

JUL 10 1970

440 Min. Past 11:00 A

At Request

CITY CLERK

Recorded in Office of Riverside Coun

6/10/70

FEE \$ [Signature]

FOR RECORDER'S OFFICE USE ONLY

CITY DEED NO: \_\_\_\_\_

GRANT DEED

APPROVED AS TO FORM

[Signature]  
CITY ATTORNEY

M. J. BROCK & SONS, INC., a Delaware corporation,

, 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 that portion of Lots 1, 2, 7 and 8 in Block 52 of the lands of the RIVERSIDE LAND AND IRRIGATING COMPANY as shown by map on file in Book 1, Page 44 of Maps, Records of Riverside County, California, described as follows:

PARCEL I

BEGINNING at the intersection of the centerline of Elmview Drive with the northeast line of Tract 3022 as shown by map on file in Book 50, Pages 84 through 87 inclusive, of Maps, Records of said County;

Thence North 34° 17' 40" West, along said northeast line, 34.04 feet to a line that is parallel with and distant 33.00 feet northwest, as measured at right angles to said centerline of Elmview Drive;

Thence North 69° 54' 33" East, along said parallel line, 29.35 feet to the beginning of a tangent curve, concave to the south and having a radius of 183.00 feet;

Thence, "Course A," east and southeast, along said curve, an arc length of 173.45 feet through a central angle of 54° 18' 23" to the beginning of a tangent reverse curve, concave to the north and having a radius of 117.00 feet;

Thence, "Course B," southeast and east, along said reverse curve, an arc length of 139.92 feet, through a central angle of 68° 31' 11" to a tangent line that is parallel with and distant 43.00 feet northwest, as measured at right angles to the southeast line of that certain parcel of land conveyed to M. J. Brock & Sons, Inc., a Delaware corporation, by deed recorded March 23, 1970, as Instrument No. 26652, Official Records of said County;

Thence North 55° 41' 45" East, along said parallel line, 1033.90 feet to the beginning of a tangent curve, concave to the west and having a radius of 23.00 feet;

DESCRIPTION APPROVAL  
by [Signature] 6/24/70 by [Signature]  
Surveyor

Thence northeast, north and northwest, along last mentioned curve, an arc length of 36.13 feet through a central angle of  $89^{\circ} 59' 56''$  to a tangent line that is parallel with and distant 44.00 feet southwest, as measured at right angles to the centerline of Buchanan Street;

Thence North  $34^{\circ} 18' 11''$  West, along last mentioned parallel line, 866.38 feet to the southeast line of the Atchison, Topeka and Santa Fe Railroad right of way;

Thence North  $67^{\circ} 13' 25''$  East, along last mentioned southeast line, 4.08 feet to the southwest line of said Buchanan Street;

Thence South  $34^{\circ} 18' 11''$  East, along said southwest line of Buchanan Street, 931.56 feet to said southeast line of that parcel of land conveyed to M. J. Brock & Sons;

Thence South  $55^{\circ} 41' 45''$  West, along last mentioned southeast line, 1060.90 feet to the beginning of a tangent curve, concave to the north and having a radius of 160.00 feet;

Thence west and northwest, along last mentioned curve and parallel with the hereinbefore described "Course B," an arc length of 191.34 feet through a central angle of  $68^{\circ} 31' 11''$  to the beginning of a tangent reverse curve, concave to the south and having a radius of 140.00 feet;

Thence northwest and west, along last mentioned curve and parallel with the hereinbefore described "Course A," an arc length of 99.10 feet through a central angle of  $40^{\circ} 33' 19''$  to a non-tangent line; the terminal radial line of last mentioned curve bears North  $06^{\circ} 20' 23''$  West;

Thence South  $65^{\circ} 19' 27''$  West, along said non-tangent line, 49.88 feet to said northeast line of Tract 3022;

Thence North  $34^{\circ} 17' 40''$  West, along last mentioned northeast line, 18.57 feet to the point of BEGINNING.

#### PARCEL II

BEGINNING at the intersection of the centerline of Harlow Avenue with the northeast line of Tract 3022 as shown by map on file in Book 50, Pages 84 through 87 inclusive, of Maps, Records of said County;

Thence North  $34^{\circ} 17' 40''$  West, along said northeast line, 35.12 feet to the beginning of a non-tangent curve, concave to the northwest and having a radius of 35.00 feet; the initial radial line of said non-tangent curve bears South  $53^{\circ} 48' 58''$  East;

Thence northeast, along said non-tangent curve, an arc length of 9.23 feet through a central angle of  $15^{\circ} 06' 04''$  to the beginning of a tangent reverse curve, concave to the southwest and having a radius of 41.00 feet;

Thence northeast, east, southeast, south and southwest, along said reverse curve, an arc length of 167.89 feet through a central angle of  $234^{\circ} 37' 22''$  to a tangent line;

Thence South  $75^{\circ} 42' 20''$  West, along said tangent line, 18.58 feet to said northeast line of Tract 3022;

Thence North  $34^{\circ} 17' 40''$  West, along said northeast line, 26.60 feet to the point of BEGINNING.

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M. J. BROCK & SONS, INC.,  
a Delaware corporation,

Dated June 26, 1970

BY *R.J. Stanczak*  
R.J. Stanczak, Vice President

BY *R.C. Chenoweth*  
R.C. Chenoweth, Assistant Secretary

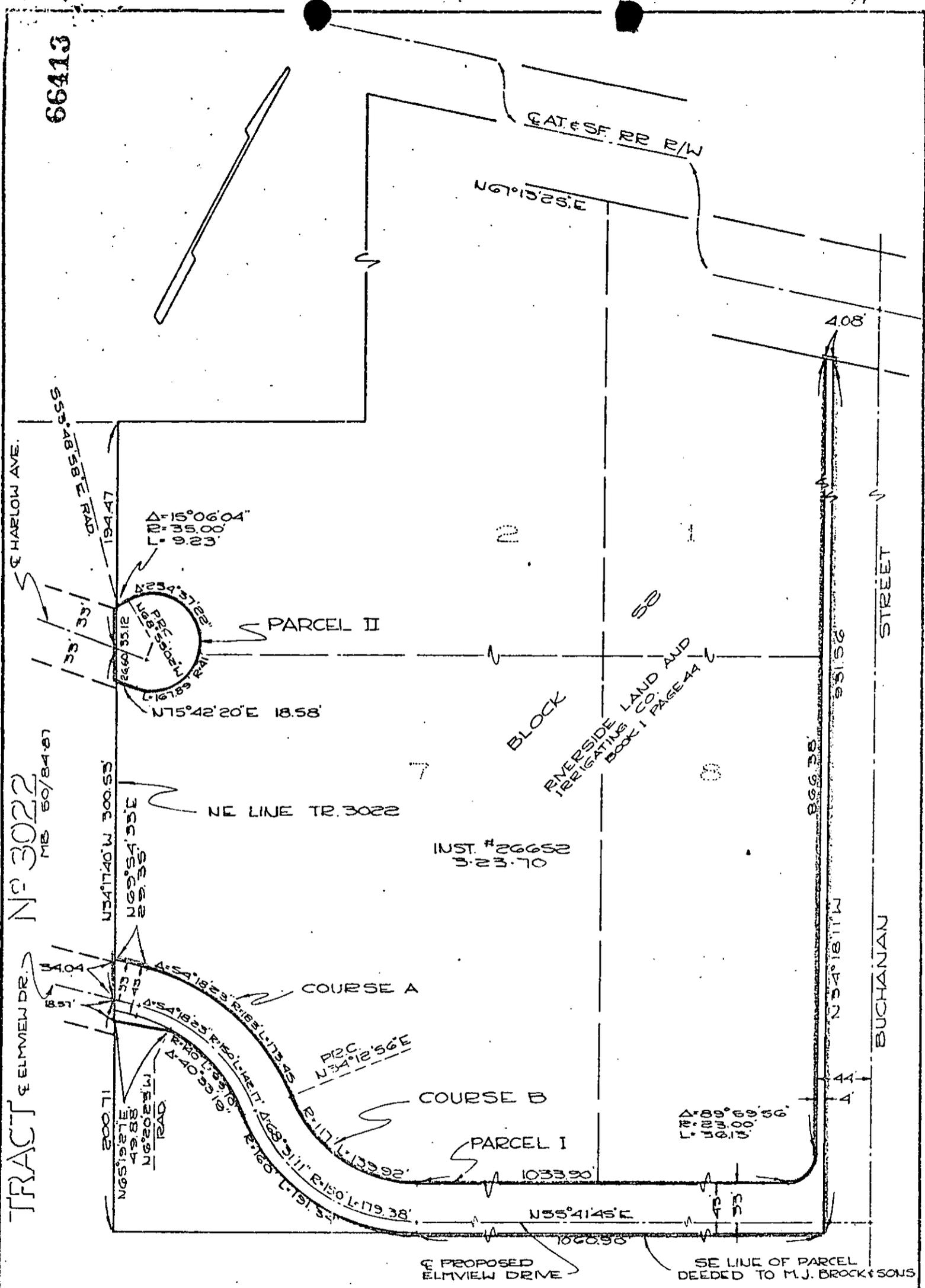
CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated June 26, 1970 from R.J. Stanczak, Vice President & R.C. Chenoweth, Assistant Secretary for Por. Lots 1, 2, 7, & 8, block 52 of lands of Riverside Land & Irrigating Co., map on file in book 1 page 44 of maps, Records of Riverside Co. 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 by Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 7/10/70

*[Signature]*  
Property Services Manager

66413



TRACT & ELMVIEW DR. No 3022 MB 60/84-67

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.

SCALE: 1"=100' DRAWING 17 70 BY MWE SUBJECT C.U.P. 11-690

SHEET 1 OF 1 SHEETS

Order No. 1287254

Escrow or Loan No.

66415

RECORDING REQUESTED BY

When Recorded Mail To:

City Clerk's Office-City of Riverside  
City Hall  
6711 Orange St.  
Riverside, Calif. 92501 C-11-690 PWD

Microfilm recording from 4-1-55. Book and page no longer assigned. Identify by account number and year of filing.

RECEIVED FOR RECORD  
JUL 10 1970  
40 Min. Past 6 o'clock P.M.  
At Request of  
CITY CLERK

Recorded in Official Records of Riverside County, California

W.H. Dalrymple

Recorder

INDEXED

*[Handwritten signature]*

SPACE ABOVE THIS LINE FOR RECORDER'S USE APPROVED AS TO FORM

**PARTIAL RECONVEYANCE**

DEPUTY CITY ATTORNEY

FIRST AMERICAN TITLE INSURANCE COMPANY, a Corporation, Trustee under the Deed of Trust executed by M. J. BROCK AND SONS, INC.

Trustor, and recorded March 23, 1970 as Document No. 26653 in Book \_\_\_\_\_

page \_\_\_\_\_ of Official Records in the Office of the County Recorder of \_\_\_\_\_ County, California, having been requested in writing by the holder of the obligation secured by said Deed of Trust, to reconvey a portion of the estate granted to Trustee under said Deed of Trust, does hereby reconvey unto the person or persons legally entitled thereto, without warranty, all the estate, title and interest acquired by Trustee under said Deed of Trust in and to that portion of the property described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

All that portion of Lots 1, 2, 7 and 8 in Block 52 of the lands of the RIVERSIDE LAND AND IRRIGATING COMPANY as shown by map on file in Book 1, Page 44 of Maps, Records of Riverside County, California, described as follows:

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Please record on behalf of and for the benefit of the City of Riverside

*[Handwritten signature]*  
A. Rice  
Property Services Mgr.

66415

66415

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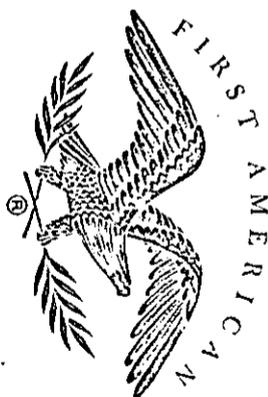
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SERVING THE WEST SINCE