

RECEIVED FOR RECORD
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APR 14 1988
Recorded in Official Records
of Riverside County, California
William E. Stoney
RECORDER
Fees \$

When recorded mail to:
City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

99355

FOR RECORDER'S OFFICE USE ONLY

7/2

Project: Riverside Water Company's Canal Access
Road - @ Madison Street

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a municipal corporation, does hereby grant to WILTON K. NEWBY and LOIS WORTHENE NEWBY, Trustees of the Newby Family Trust, dated March 10, 1982, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 32 of Madison Park, on file in Book 14 of Maps, Pages 82 and 83 thereof, records of said Riverside County, more particularly described as follows:

BEGINNING at a point in the southwesterly line of said Lot, distant thereof South 33° 37' 35" East, 24.55 feet from the most westerly corner of said Lot;

THENCE from a tangent bearing North 56° 22' 25" East, easterly along a curve concave southerly and having a radius of 25.00 feet, through an angle of 63° 08' 20" an arc distance of 27.55 feet to the point of tangency thereof with a curve concave northerly and having a radius of 25.00 feet;

THENCE easterly along the last mentioned curve, through a central angle of 58° 54' 20" an arc distance of 25.70 feet;

THENCE tangent to said curve North 60° 36' 25" East, 190.98 feet to the easterly boundary of that certain parcel of land conveyed to the State of California by Deed from Herman G. Halverson and his wife, recorded January 6, 1956, in Book 1843 of Official Records, Page 251, records of said Riverside County;

THENCE along said easterly boundary southerly to a line parallel with and distant 16.00 feet southeasterly measured at right angle from that certain course hereinabove described as having a bearing of North 60° 36' 25" East;

THENCE along said parallel line South 60° 36' 25" West, 192.36 feet to the point of tangency thereof with a curve concave northerly, having a radius of 25.00 feet and being tangent at its westerly terminus with said southwesterly line of Lot 32;

853

Please record for the benefit of the City of Riverside
Property Services Manager

First American Title Company has prepared this instrument by request as an accommodation city and has not examined it for regularity and efficiency or as to its effect upon the title to any real property that may be described herein.

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THENCE westerly along said tangent curve through an angle of 85° 46' 00" an arc distance of 37.42 feet to said southwesterly line;

THENCE along said southwesterly line North 33° 37' 35" West, 17.00 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM the southwesterly 12.00 feet; said southwesterly 12.00 feet being measured at right angle 12.00 feet northeasterly from said southwesterly line of Lot 32.

Area - 0.084 of an acre.

Dated April 12, 1988

CITY OF RIVERSIDE,
a municipal corporation

By Jack B. Clarke
Mayor Pro Tempore

Attest Alice A. Hare
City Clerk

DESCRIPTION APPROVAL 3/4/88
George P. Hutchinson by [Signature]
SURVEYOR, CITY OF RIVERSIDE

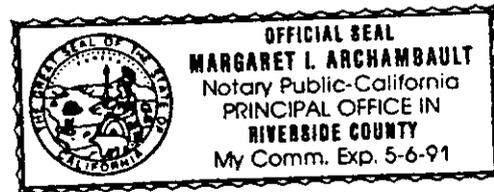
STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

On this 12th day of April, in the year 1988, before me,
Margaret I. Archambault a Notary Public in
and for said County and State, personally appeared Jack B. Clarke and
Alice A. Hare personally known to me to
be the persons who executed this instrument as Mayor/Pro Tempore and City Clerk of the City
of Riverside, a municipal corporation, and acknowledged to me that the municipal
corporation executed the same.

Witness my hand and official seal.

Margaret I. Archambault
Notary Public in and for said State

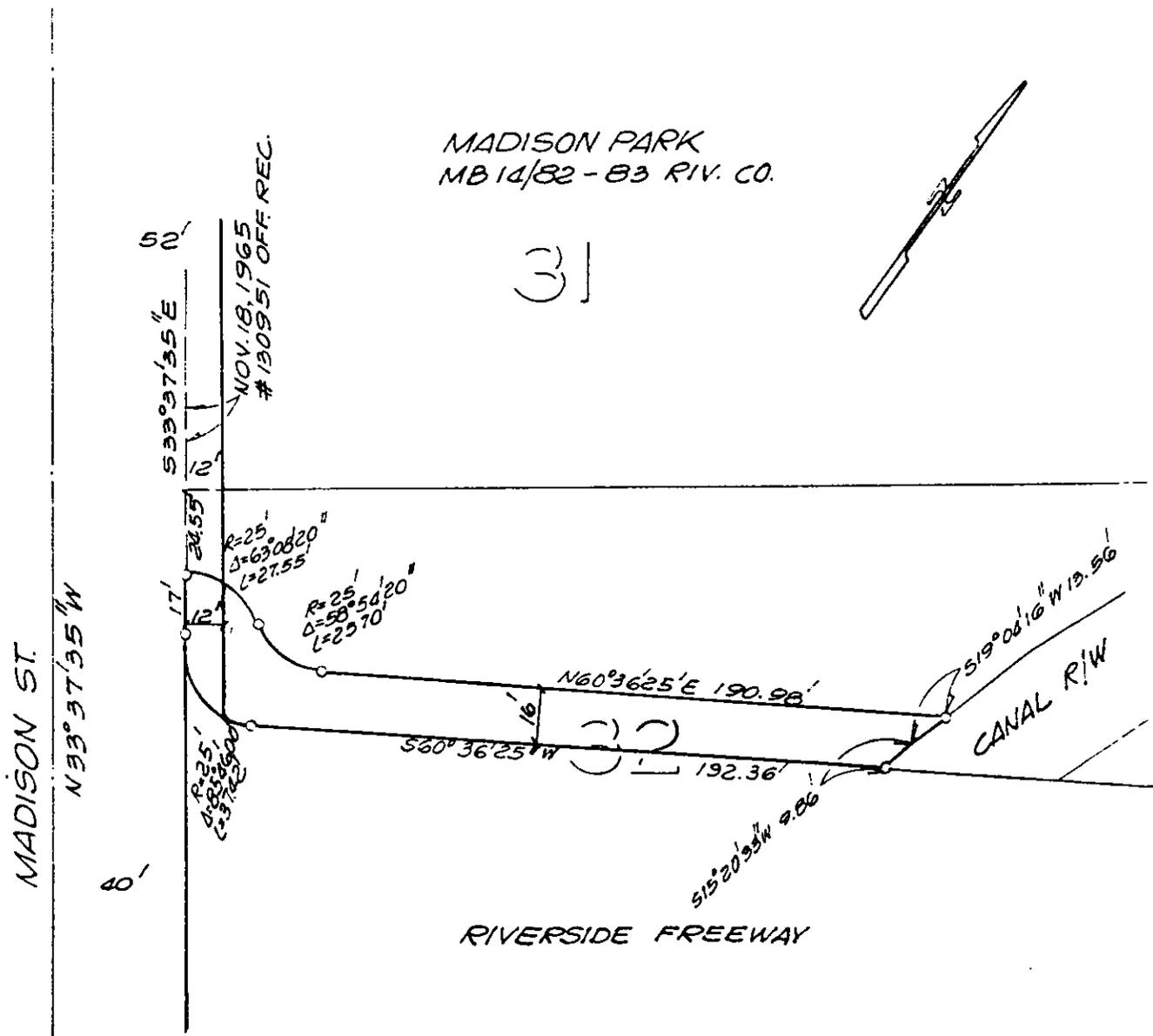
311.6/m - SURVEY.428/a



APPROVED AS TO FORM
Robert A. Lewis #8
ASST. CITY ATTORNEY

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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 1

5/30

SCALE: 1" = 50'

DRAWN BY GS DATE 3/1/88

SUBJECT RIV. WATER CO'S CANAL ACCESS RD.

1853