

100-100000

GRANT DEED

D. S. Bell and Miriam W. Bell, husband and wife,

\_\_\_\_\_  
(Grantor-Grantors)

FOR A 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:--

See description attached -

These portions of Lots 158 and 162 of Lands of the Southern California Colony  
Association, as shown by map on file in Book 7 of Maps at page 3 thereof,  
Records of San Bernardino County, California, being more particularly des-  
cribed as follows: -

Parcel No. 1 -

A uniform strip of land, 66 feet in width, lying 33 feet, measured at a right  
angle, on either side of the following described line:

Beginning at a point on the center line of Pine Street, 50 feet in width,  
said point bears North 28° 44' 20" East, 8.13 feet from the intersection of said  
center line of Pine Street with the center line of Tequesquite Avenue, 50 feet  
in width, said point being also the beginning of a tangent curve, concave  
northwesterly with a radius of 300 feet; Thence Southwesterly along said curve,  
through an angle of 44° 10' 10", an arc length of 231.27 feet; Thence South  
72° 54' 30" West, tangent to said curve, 427.24 feet to a tangent curve, concave  
southeasterly with a radius of 450 feet; Thence Southwesterly along said curve  
through an angle of 44° 03' 30", an arc length of 346.03 feet to intersect the  
center line of Palm Avenue, 80 feet in width;

Excepting therefrom those portions within Tequesquite and Palm Avenues. Also  
excepting therefrom that portion within Lot 157 of said S.C.C.A. lands.

Parcel No. 2 -

A uniform strip of land, 50 feet in width, lying 25 feet, measured at a right  
angle, on either side of the following described line;

Commencing at the point of beginning of Parcel No. 1, as hereinbefore described;  
Thence Southwesterly along said 300 foot radius curve, through an angle of  
44° 10' 10", an arc length of 231.27 feet; Thence South 72° 54' 30" West,  
tangent to said curve, 273.77 feet to the TRUE point of beginning of Parcel  
No. 2; Thence North 17° 05' 30" West, 44.74 feet to a tangent curve, concave  
Southwesterly with a radius of 225 feet; Thence Northwesterly, along said curve,  
through an angle of 44° 03' 30", an arc length of 173.02 feet; Thence North  
61° 09' West, tangent to said curve, 44.74 feet to intersect the center line  
of Palm Avenue, 80 feet in width.

Excepting therefrom those portions within Palm Avenue and the hereinbefore  
described Parcel No. 1.

For public street purposes.

