

Blanche M. Fowler

GRANT DEED

CLARENCE E. FOWLER and BLANCHE M. FOWLER, husband and wife,

~~(Grantors)~~ 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: --

A strip of land 42.00 feet in width lying northwesterly
of and contiguous with the northwesterly line of Victoria Avenue
(120 feet wide) and being that portion of Lot 4 of Balmoral
Heights, as shown on map on file in Book 11, page 93 of Maps,
Records of Riverside County, California, and as also shown on
a plat of Record of Survey on file in Book 25, page 26 of Record
of Survey, Records of Riverside County, California, described
as follows:

Beginning at a point in the southeasterly line of said
Lot 4 distant S56°00'W, 377.95 feet along said southeasterly
line from the most easterly corner of said Lot 4;
Thence S56°00'W, 142.00 feet along said southeasterly line;
Thence N34°00'W, 42.00 feet;
Thence N56°00'E, 142.00 feet and parallel with said south-
easterly line of Lot 4;
Thence S34°00'E, 42.00 feet to the point of beginning.
For public street purposes.

Dated Nov. 9, 19 62

(S) _____
Clarence E. Fowler
(S) _____
Blanche M. Fowler

RECORDED NOV. 30, 1962
BOOK 3270 PAGE 98
OFFICIAL RECORDS, RIV. CO.
INSTRUMENT NO. 110702

✓
5A/42
HB

LAS FLORES

BALMORAL HEIGHTS

M.B. 11, PG. 93
RECS. RIV. CO.

R/S
4
25/20

PARCEL 1

PARCEL 2

STREET WIDENING

NEW LINE

N34°00'W
362.00

S56°00'W
125

S34°00'E
466.40

508.40

S34°00'E
527.60

N56°00'E

S34°00'E
302.00

125.00
S56°00'W

307.95

377.95

S56°00'W

VICTORIA

AVENUE

JOHN ST.

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' DRAWN 10/23/62 BY RF SUBJECT 10091 Victoria Ave. 4482