

A portion of the NE $\frac{1}{4}$ of Section 36, T2S, R5W, SBB&M per U.S. Government Survey thereof, described as follows:

Beginning at a point in the easterly line of Glenhaven Avenue (formerly Kansas Avenue) being the southwesterly corner of Lot 1 of Victoria Hills Unit One as shown by map on file in Book 36, page 58 of Maps, Records of Riverside County, California;

Thence S00°08'45"W (recorded S00°06'00"W) 25.50 feet parallel with said easterly line of Glenhaven Avenue to the beginning of a tangent curve concave easterly having a radius of 158.43 feet;

Thence southerly 89.48 feet along said curve through a central angle of 32°21'35" to an intersection with a non-tangent line bearing N78°13'E, said intersection being 50.00 feet northerly (measured at right angles) of the northerly boundary of the Gage Canal right of way as shown on a map of the Church Subdivision on file in Book 6, page 55 of Maps, Records of Riverside County, California;

Thence parallel with said northerly boundary of the Gage Canal right of way and 50.00 feet northerly therefrom (measured at right angles thereto) the following two courses:

N78°13'E, 234.28 feet, along said non-tangent line;

Thence N77°17'E, 14.02 feet, to the southerly prolongation of the westerly line of Telefair Way (60 feet wide) as shown on a map of Victoria Hills Unit Two on file in Book 38, pages 17, 18 and 19 of Maps, Records of Riverside County, California;

Thence N11°40'30"W (recorded N11°44'15"W) 94.68 feet along said southerly prolongation of the westerly line of Telefair Way to the southeasterly corner of Lot 27 of said Victoria Hills Unit Two;

Thence continuing N11°40'30"W, 2.50 feet, along said easterly line of Lot 27 to the southwesterly corner of Lot B of said Victoria Hills Unit Two;

Thence N78°19'30"E (recorded N78°15'45"E) 60.00 feet to the southeasterly corner of said Lot B;

Thence S11°40'30"E, 96.08 feet, parallel with said southerly prolongation of the westerly line of Telefair Way, to a point 50.00 feet northerly (measured at right angles) of said northerly boundary of the Gage Canal right of way;

Thence parallel with said northerly boundary of the Gage Canal right of way and 50.00 feet northerly therefrom (measured at right angles thereto) the following three courses;

N77°17'E, 41.85 feet, to the beginning of a tangent curve concave northerly having a radius of 687.12 feet;

Thence easterly 161.30 feet along said curve through a central angle of 13°27' to a tangent line bearing N63°50'E;

Thence N63°50'E, 64.73 feet, along said tangent line;

Thence S26°10'E, 50.00 feet, at right angles to last said course, to said northerly boundary of the Gage Canal right of way;

Thence westerly along said northerly boundary of the Gage Canal right of way the following four courses:

S63°50'W, 64.73 feet, to the beginning of a tangent curve concave northerly having a radius of 737.12 feet;

Thence westerly 173.04 feet along last said curve through a central angle of 13°27' to an end of said curve in a tangent line bearing S77°17'W;

Thence S77°17'W, 116.28 feet, along said tangent line;

Thence S78°13'W, 211.94 feet, to a point in said easterly boundary of Glenhaven Avenue;

Thence northerly along said easterly boundary of Glenhaven Avenue the following three courses:

N41°36'30"W (recorded N41°37'W) 28.82 feet to the beginning of a tangent curve concave easterly having a radius of 161.43 feet;

Thence northerly 117.64 feet along said curve through a central angle of 41°45'15" to a tangent line bearing N00°08'45"E (recorded N00°06'00"E);

Thence N00°08'45"E, 25.50 feet, along said tangent line to the southwesterly corner of Lot B of said Victoria Hills Unit One;

Thence S89°51'15"E (recorded S89°54'E) 3.00 feet along the southerly line of said Lot B to the point of beginning.

For public street purposes.

4524

GRANT DEED

CITATION CONSTRUCTION CORPORATION, a California corporation,

(Grantor - Grantors)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do es
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 attached description.

Dated JAN. 9, 1963

CITATION CONSTRUCTION CORPORATION,
a California corporation

(S) By EDWARD E. BARNETT (PRES)

(S) By JOHN S. NOBLE (SECY)

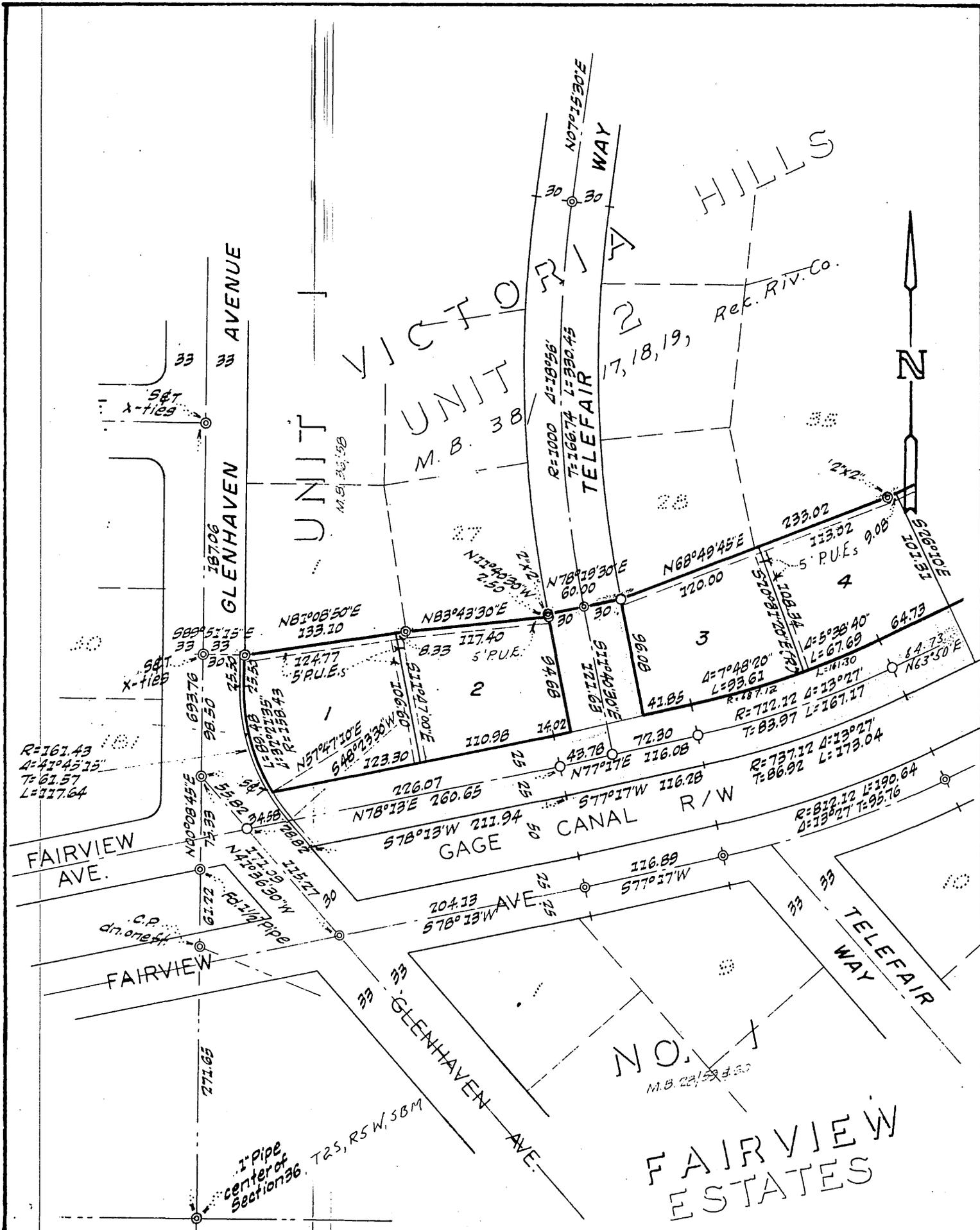
RECORDED JAN. 11, 1963

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OFFICIAL RECORDS, RIV. CO.

INSTRUMENT NO. 4079

✓
4/38
HQB



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 12/27/62 BY H.B.

SUBJECT R/S 724

4524