

140613

5622

APPROVED AS TO FORM

[Signature]
DEPUTY CITY ATTORNEY

GRANT DEED

RECEIVED FOR RECORD

DEC 15 1965

Recorded in Official Records
of Riverside County, California

At Request of
[Signature]
Min. Past
of Block

FEES \$ *[Signature]*
Recorder

[Signature]

JAMES K. FAIRWEATHER, ELIZABETH A. CHEADLE & EUPHEMIA C. FAIRWEATHER,

as their interests appear of record.

(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: --

All that portion of the northwest quarter of the southwest quarter
of Section 34, T2S, R5W, S.B.B.&M., more particularly described as
follows:

Commencing at the northwest corner of Lot 1 in Block 6 of Tibbet's
Tract, as shown by map on file in Book 4 of Maps, at page 91 thereof,
Records of Riverside County, California;

Thence N89°16'E, along the north line of said Lot 1, a distance
of 8.00 feet to a point thereon;

Thence N00°01'E and parallel with the west line of said Lot 1,
a distance of 1.00 foot for the TRUE POINT OF BEGINNING;

Thence continuing N00°01'E and parallel with said west line of
Lot 1, a distance of 14.00 feet;

Thence N89°16'E and parallel with the north line of said north-
west quarter of the southwest quarter of said Section 34, a distance of
38.95 feet to the beginning of a tangent curve, concave to the southwest,
having a radius of 22.00 feet;

Thence southeasterly along said curve, to the right, through a
central angle of 65°26'35", an arc distance of 25.13 feet to a point on
the west line of School Street, as shown by map on file in Book 7 of
Records of Survey of Riverside County, California, at page 10 thereof,
from which the center of said curve bears S64°42'35"W;

Thence S00°46'40"E, along said west line, a distance of 21.13
feet to the beginning of a tangent curve, concave to the southwest,
having a radius of 20.00 feet, from which the center of said curve
bears S89°13'20"W;

Thence northwesterly along said curve, to the left, through a
central angle of 89°57'20", an arc distance of 31.40 feet to the end
thereof;

Thence S89°16'W and parallel with said north line of the northwest
quarter of the southwest quarter of said Section 34, a distance of
39.17 feet to the true point of beginning.

DESCRIPTION, APPROVAL

by *[Signature]* 11/1. 1965 by *[Signature]*
Surveyor

840 sq ft

Dated DEC 6 19 65

Witnessed By
[Signature]

[Signature]
JAMES K. FAIRWEATHER
[Signature]
ELIZABETH A. CHEADLE
[Signature]
EUPHEMIA C. FAIRWEATHER

RECORDED DEC 15 1965
BOOK PAGE
OFFICIAL RECORDS, RIV. CO.
INSTRUMENT NO. 140643

RECORDING REQUESTED BY

145424

WHEN RECORDED, PLEASE MAIL TO

RECEIVED FOR RECORD
DEC 29 1965

Min. Past o'Clock
At Request of

Recorded in Official Records
of Riverside County, California

W. H. Helstern

Recorder
FEES \$ 2.00

Microfilm resulting from 4-1-65. Book and
index to be prepared. Identity by docu-
mentary evidence at filing.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

5623

Partial Reconveyance

APPROVED AS TO FORM
M. Helstern

DEPUTY CITY ATTORNEY

Equitable Trust Company, a California corporation,

as Trustee under Deed of Trust dated August 6, 1963 made by

PETER G. VAN ETEN and CHARLOTTE M. VAN ETEN, husband and wife

as Trustor, and recorded on September 11, 1963, in Book 3483 Page 506

of Official Records in the office of the Recorder of Riverside County, California,

Instrument No. 95148

has received from Beneficiary thereunder said Deed of Trust and note or notes secured thereby for endorsement and a written request to reconvey and in accordance with said request and the provisions of said Deed of Trust, does hereby reconvey, without warranty, to the person or persons legally entitled thereto, the estate now held by it thereunder in and to that portion of the property described in said Deed of Trust, situate in the County of Riverside, California, described as:

All that portion of the northwest quarter of the southwest quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Base and Meridian, more particularly described as follows:

COMMENCING at the northeast corner of Lot 9 in Block 4 of TIBBET'S TRACT, as shown by map on file in Book 4, page 91 of Maps, Records of Riverside County, California; thence South 89° 16' West along the north line of said Lot 9, a distance of 2.5 feet to a point thereon; thence North 00° 01' East and parallel with the east line of said Lot 9, a distance of 1 foot for the true point of beginning; thence continuing North 00° 01' East and parallel with said east line of Lot 9, a distance of 14 feet; thence South 89° 16' West and parallel with the north line of said northwest quarter of the southwest quarter of said Section 34, a distance of 147.50 feet to the northwest corner of said Lot 9; thence South 00° 01' West along the west line of said Lot 9, a distance of 40.65 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 27 feet, from which the center of said curve bears North 89° 59' West; thence northeasterly along said curve, to the right, through a central angle of 89° 15', an arc distance of 42.06 feet to the end thereof; thence North 89° 16' East and parallel with said north line of the northwest quarter of the southwest quarter of said Section 34, a distance of 120.85 feet to the true point of beginning.

Dated December 27, 1965

Equitable Trust Company, as Trustee

By *[Signature]*
(Vice President)

CONSENT TO RECORDATION

145424

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 12/27/65 From: Peter G. + Charlotte M. Van Eten, For: SW 1/4 Sec 34, T. 2S, R. 5W, SBB#11) to the City of Riverside, a municipal corporation, is hereby accepted to and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-3-58 in Bk. 2574 O.R. pg. 339 Et Seq. Riverside County Records, and the Grantor hereby consents to recordation of this instrument through the undersigned.

Dated 12/27/65 *[Signature]*
Property Management Officer

the undersigned, a Notary Public for Riverside County, California, known to me to be the Vice-President of the foregoing instrument as Trustee, and known to me to be the person herein named, and acknowledged to me that such corporation executed the

[Signature]
(Notary Public's Signature)

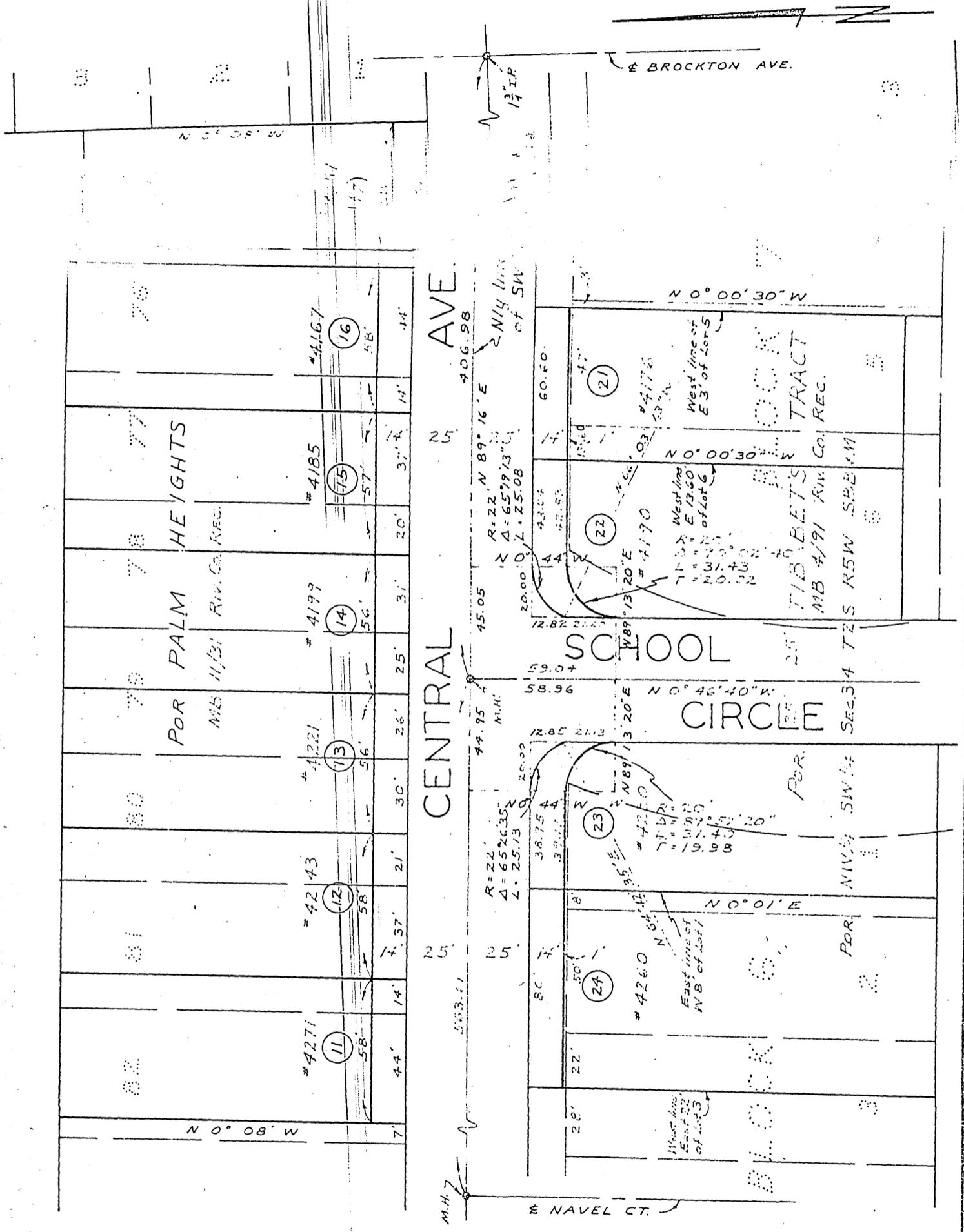
M. HOLSTERN, Notary Public
in and for the State of California
Commission Expires 1-1-1968

Return Deed to: Office of City Clerk

5622

CENTRAL AVE. PALM TO MAGNOLIA

SHEET 3 OF 4



CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED
IN THE ATTACHED DOCUMENT

WO. 65-80

FILE 620.222

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

3

E: 1" = 50'

DRAWN 7/14/65 BY RFT

SUBJECT CENTRAL AVE. PALM TO MAGNOLIA

OF 4 SHEETS

5622