

80180

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At Request of  
TITLE INS. & TRUST CO.  
Recorded in Official Records  
of Riverside County, California

*W.H. Dabgh*

Recorder  
FEES \$ *10.00*

Minimum recording from 4-1-55. Book and page  
no. assigned. Identify by account number  
and year of filing.

APPROVED AS TO FORM

*M. Neal Singer*  
DEPUTY CITY ATTORNEY  
INDEXED

6317

GRANT DEED

R. ALBERT BECK and EDWARD J. GOEPPINGER, both married men;

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: --

That portion of the South one-half of Lot 44 of the Lands of the  
Southern California Colony Association as shown by map on file in Book 7,  
Page 3 of Maps, Records of San Bernardino County, California, described  
as follows:

Beginning at the most Westerly corner of Parcel 3 as shown by map on  
file in Book 21, Page 80 of Records of Survey, Records of Riverside  
County, California;

Thence Northerly, along the Westerly line of said Parcel 3, on a  
curve concave Easterly, having a radius of 550.00 feet, through an angle  
of 8° 22' 50", an arc length of 80.45 feet; the initial radial line bears  
North 87° 28' 50" West;

Thence North 10° 54' East, along the Westerly line of Parcels 2 and  
3 of said Record of Survey, a distance of 71.99 feet to the Northwesterly  
corner of said Parcel 2;

Thence North 53° 31' 50" East (formerly recorded North 53° 26' East)  
along the Northwesterly line of said Parcel 2, a distance of 12.92 feet;

Thence South 10° 54' West, along a line that is parallel with and  
59.00 feet Easterly as measured at right angles to the center line of  
Market Street (formerly Crestmore Avenue), 81.96 feet to the beginning of  
a tangent curve concave Easterly, having a radius of 541.00 feet;

Thence Southerly along last said curve, 83.08 feet through a central  
angle of 8° 47' 55" to the Southerly line of said Parcel 3;

Thence North 60° 50' West, along the Southerly line of said Parcel  
3, a distance of 9.74 feet to the point of BEGINNING.

DESCRIPTION APPROVAL

*Ralph A. ...* 9/11/67 by *RS*  
FOR Surveyor

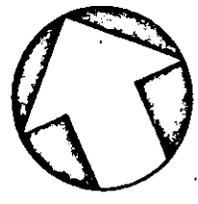
ed Sept 5 1967

*R. Albert Beck*  
R. ALBERT BECK  
*Edward J. Goepfinger*  
EDWARD J. GOEPPINGER

*R/S 996*

*2-2 HB*

*6317*



N1/4 line of the S1/2 of Lot 44

LANDS  
M.B. 7/3 S.B.C.D.  
44

S60°50'E 127.32'

119.23'

N60°50'W 123.68'

Most Ely. Cor. Parcel  
1, R.S. 21/80

SPRUCE STREET

PARCEL 1

PARCEL 4

N65°38'20"E  
7.46'

8' ALLEY WIDENING

98.00'

ALLEY

NO. 2

SUB.

FILE'S

N29°02'E  
529.02'W 330.58'

232.58'

8' 12'

SOCA  
LOT

PARCEL 2

R.S. 21/80

N.W. 1/4  
of Parcel 2  
R.S. 21/80

59'

50.25'

71.99'

8.75'

R. 550'  
A: 08°22'50"  
T: 40.30'  
L: 80.45'

R. 541'  
A: 08°47'55"  
T: 41.62'  
L: 83.08'

PARCEL 3

N10°54'E  
MARKET  
STREET  
(CRESTMORE  
AVE.)

N87°53'55"W (R)

Most Wly. Cor. of  
Parcel 3, R.S. 21/80

N60°50'W 187.99'

S1/4 line of Lot 44

Most S1/4 Cor. of  
Parcel 3, R.S. 21/80

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.

CRAWLEY, HAWKINS & HIEBER  
ENGINEERS & SURVEYORS

SCALE: 1"=40'

DRAWN 7-13-67 BY

SUBJECT R/S. 996

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