

GRANT DEED

CITY OF RIVERSIDE, Grantor, FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to A.J. DiBetta and Perina DiBetta, husband and wife, real property in the City of Riverside, County of Riverside, State of California, described as follows: --

That portion of the $W\frac{1}{2}$ of the $SE\frac{1}{4}$ of the $NW\frac{1}{4}$ of Section 34, T2S, R5W, SBB&M per United States Government Survey described as follows:

Commencing at a $1\frac{1}{4}$ inch iron pipe at the intersection of the center-lines of Magnolia Avenue and Central Avenue as shown on Assessor's Map No. 5 on file in Book 2 Page 10 of Maps, Records of Riverside County, California;

Thence N $27^{\circ}36'$ E 107.81 feet along said centerline of Magnolia Avenue;

Thence S $62^{\circ}24'$ E 50 feet to the Southeasterly line of said Magnolia Avenue and the TRUE POINT OF BEGINNING, last said point being the beginning of a non-tangent curve, concave Northeasterly, having a radius of 35 feet, the initial radial line to said curve bears S $80^{\circ}09'05''$ W; last said point being also the most Northerly corner of that parcel of land conveyed to the City of Riverside by A. J. DiBetta and Perina DiBetta by deed recorded October 16, 1964, in Book 3829, Page 188 of Official Records, Records of Riverside County California;

Thence Southeasterly along last said curve and along the line of said parcel of land conveyed by A.J. DiBetta and Perina DiBetta to the City of Riverside, through an angle of $60^{\circ}02'12''$ an arc distance of 35.67 feet to the end of said curve, the radial line at said point bearing S $20^{\circ}06'54''$ W;

Thence leaving the line of said parcel of land conveyed to the City of Riverside on a non-tangent curve, concave Northeasterly and having a radius of 27 feet, the initial radial line to said curve bearing S $8^{\circ}30'46''$ W;

Thence Northwesterly along last said curve through a central angle of $79^{\circ}36'40''$ an arc distance of 37.52 feet to the end of said curve, said end of curve being in the easterly line of Magnolia Avenue, the radial line at said end of curve bearing S $83^{\circ}07'26''$ W;

Thence N $27^{\circ}36'$ E along the Northeasterly line of Magnolia Avenue, 1.20 feet to the TRUE POINT OF BEGINNING.

Said parcel of land containing 56.0 square feet.

Dated July 21 1965

CITY OF RIVERSIDE

By _____ Mayor

Signed by Mayor
& City Clerk *p.a.*

Attest: _____ City Clerk

7-21-65 INST. NO. 84454

SEE RECORDED COPY
FOR [unclear] ETC

CENTRAL AND MAGNOLIA

GRANT DEED

CITY OF RIVERSIDE, Grantor, FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby Grant to A.J. DiBetta and Perina DiBetta, husband and wife, real property in the City of Riverside, County of Riverside, State of California, described as follows: --

That portion of the NE 1/4 of the SE 1/4 of Section 34, T2S, R5W, SB88M per United States Government Survey described as follows:

Commencing at a 1 1/2 inch iron pipe at the intersection of the center-lines of Magnolia Avenue and Central Avenue as shown on Assessor's Map No. 5 on file in Book 2 Page 10 of Maps, Records of Riverside County, California;

Thence N 27°36' E 107.81 feet along said centerline of Magnolia Avenue; Thence S 62°24' E 50 feet to the Southeastly line of said Magnolia Avenue and the TRUE POINT OF BEGINNING, last said point being the beginning of a non-tangent curve, concave Northeasterly, having a radius of 35 feet, the initial radial line to said curve bears S 80°09'06" W; last said point being also the most Northerly corner of that parcel of land conveyed to the City of Riverside by A. J. DiBetta and Perina DiBetta by deed recorded October 16, 1964, in Book 3829, Page 188 of Official Records, Records of Riverside County California;

Thence Southeasterly along last said curve and along the line of said parcel of land conveyed by A.J. DiBetta and Perina DiBetta to the City of Riverside, through an angle of 60°02'12" an arc distance of 36.67 feet to the end of said curve, the radial line at said point bearing S 20°08'54" W; Thence leaving the line of said parcel of land conveyed to the City of Riverside on a non-tangent curve, concave Northeasterly and having a radius of 27 feet, the initial radial line to said curve bearing S 83°01'46" W;

Thence Northwesterly along last said curve through a central angle of 79°36'40" an arc distance of 37.52 feet to the end of said curve, said end of curve being in the easterly line of Magnolia Avenue, the radial line at said end of curve bearing S 88°07'26" W;

Thence N 27° 36' E along the Northeasterly line of Magnolia Avenue, 1.20 feet to the TRUE POINT OF BEGINNING.

Said parcel of land containing 56.0 square feet.

Dated July 21, 1965

APPROVED AS TO FORM BY [Signature] DEPUTY CITY ATTORNEY

CITY OF RIVERSIDE Mayor [Signature]

Attest: [Signature] CITY CLERK

RESOLUTION APPROVAL BY [Signature]

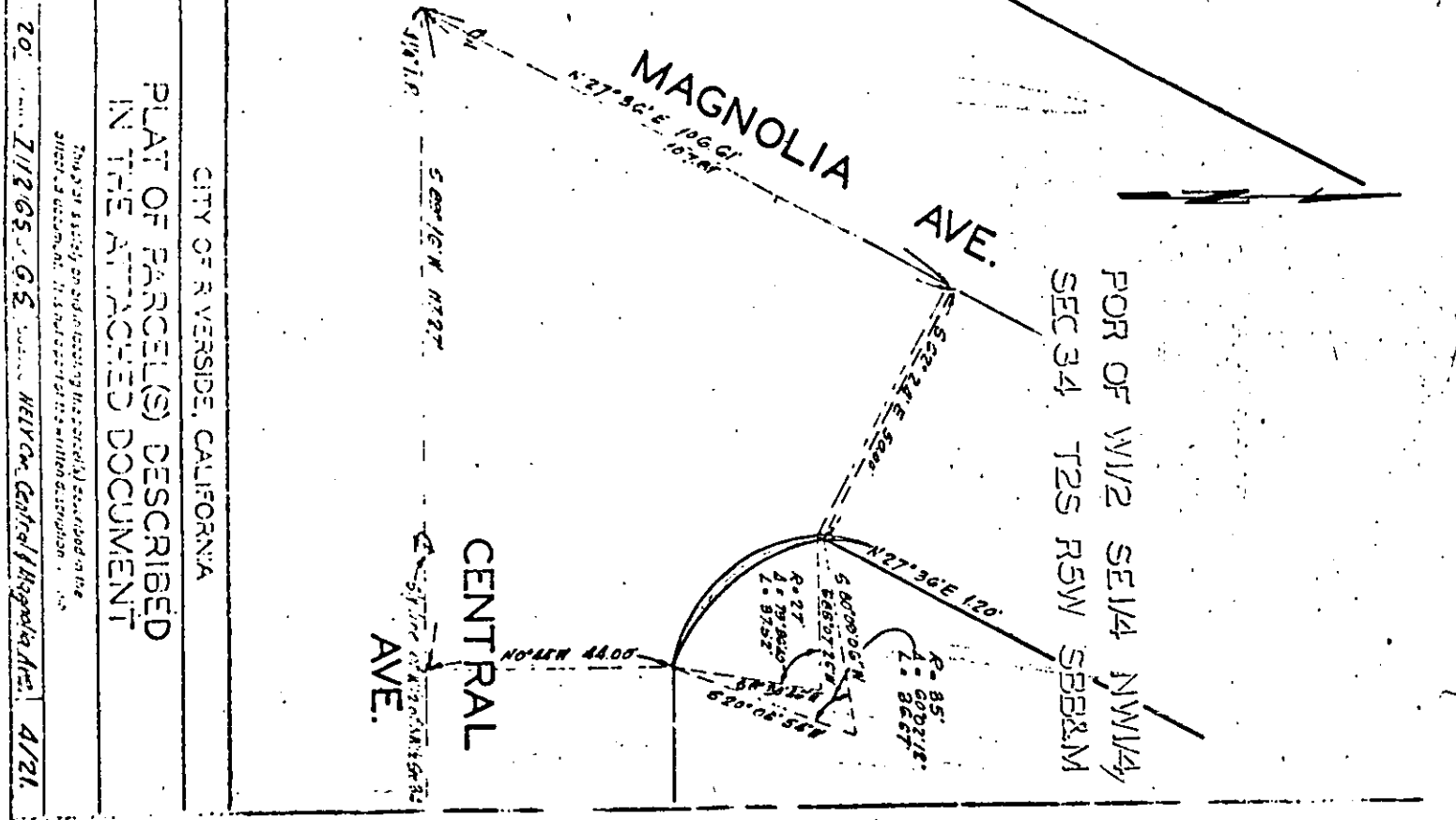
ACK. O.K.

July 21, 1965

84454

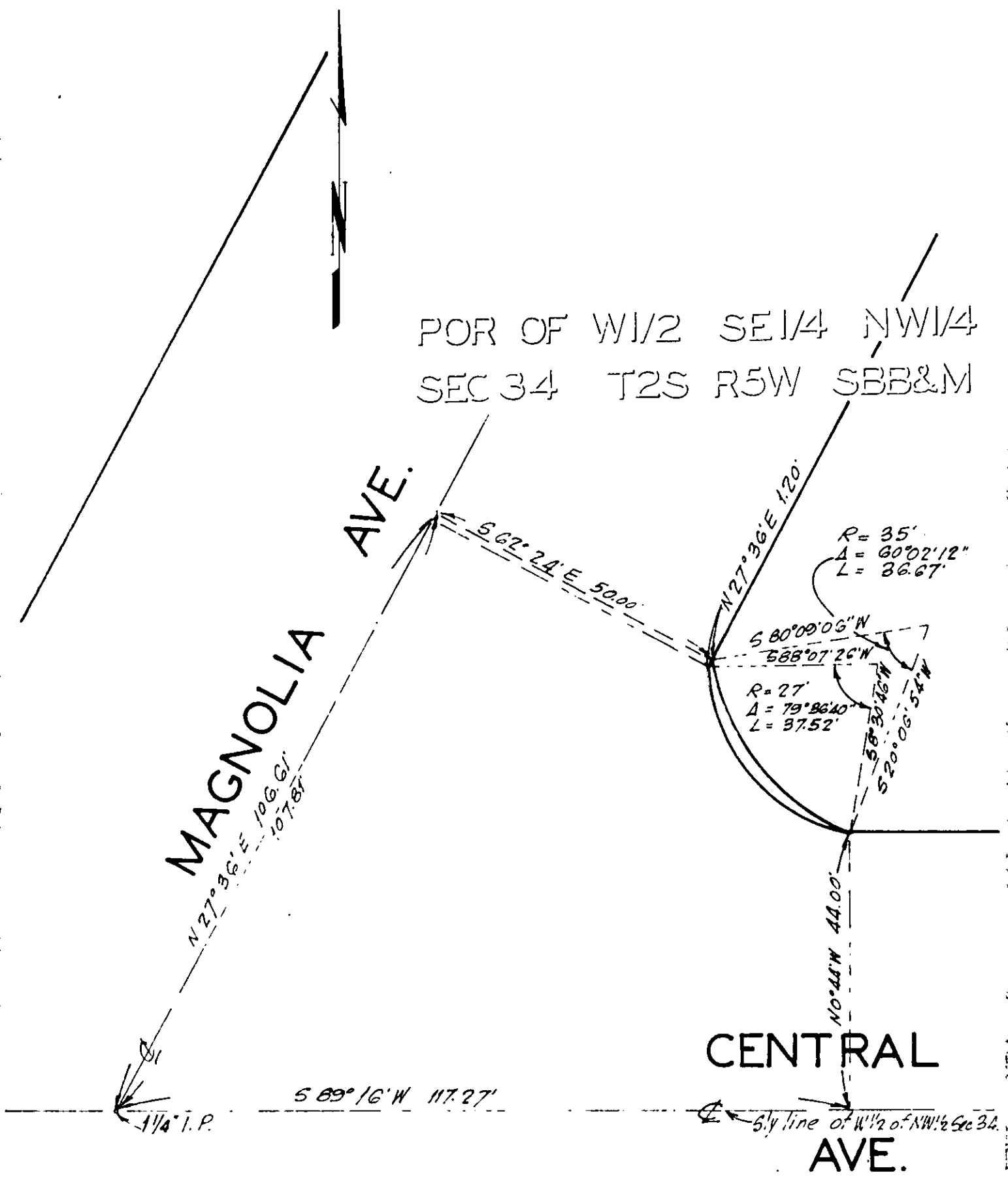
July 21, 1965

84454



PLAT OF PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT
CITY OF RIVERSIDE, CALIFORNIA
This is a copy of the original survey as shown on the sheet, and is not a part of the original distribution.
HELVON, Central & Magnolia Ave. 4/21.

POR OF W1/2 SE1/4 NW1/4
 SEC 34 T2S R5W SBB&M



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.

SCALE: 1" = 20' | DRAWN 7/12/65 BY G.S. | SUBJECT NELY Cor. Central & Magnolia Ave. | 4/21.