

70309

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

RECEIVED FOR RECORD  
AT 8:30 O'CLOCK A.M.  
At Request of  
STEWART TITLE CO.

MAR 17 1988

Recorded In Official Records  
of Riverside County, California

*William E. Stewart*  
RECORDER  
Fees \$ *9*

FOR RECORDER'S OFFICE USE ONLY

Project: Iowa Avenue Pump Station

249-130-007

9/2

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a municipal corporation, does hereby grant to CROW-LANE - RIVERSIDE NO. 1 LIMITED PARTNERSHIP, a Texas limited partnership, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of the Southwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 18, Township 2 South, Range 4 West, San Bernardino Meridian, described as follows:

COMMENCING at the easterly line of Iowa Avenue with the southeasterly line of that certain strip of land, 25 feet in width, as conveyed to the Southern California Motor Road Company by a deed dated the 11th day of July, 1888, recorded in Book 80, Page 167, et. seq., of Deeds, records of San Bernardino County, California; said easterly line of Iowa Avenue being parallel with and distant 50 feet easterly as measured at right angle from the centerline of said Iowa Avenue;

THENCE southerly along said easterly line of Iowa Avenue 32.02 feet to a line that is parallel with and distant 25.00 feet southeasterly as measured at right angle from said southeasterly line of said strip of land, 25.00 feet in width, and to the TRUE POINT OF BEGINNING; said parallel line also being the northwesterly line of that certain parcel of land conveyed to the City of Riverside by Grant Deed recorded in Book 1506, Page 67 of Official Records of Riverside County, California;

THENCE northeasterly along said northwesterly line 57.63 feet, more or less, to the northerly line of said parcel of land so conveyed to the City of Riverside;

THENCE easterly along said northerly line 24.00 feet, more or less, to a line that is parallel with and distant 15.00 feet southeasterly as measured at right angle from said northwesterly line;

THENCE southwesterly along the last mentioned parallel line 88.37 feet to said easterly line of Iowa Avenue;

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80605-H

70302

THENCE northerly along said easterly line 19.21 feet to said TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM the westerly 5.00 feet; said westerly 5.00 feet being measured at right angle 5.00 feet easterly from said easterly line of Iowa Avenue.

ALSO RESERVING an easement for ingress and egress and an easement for water line facilities over the above described property.

Area - 0.023 of an acre, more or less.

Dated FEBRUARY 16, 1988

DESCRIPTION APPROVAL 1 AS 188  
George P. Hutchison by OS.  
SURVEYOR, CITY OF RIVERSIDE

CITY OF RIVERSIDE,  
a municipal corporation

By AB Brown  
Mayor

Attest Alice A. Hare  
City Clerk

APPROVED AS TO FORM  
Kathleen M. Dangel  
ASST. CITY ATTORNEY

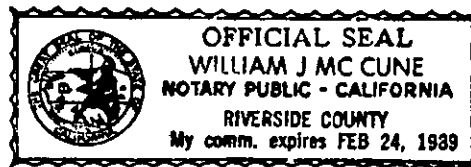
STATE OF CALIFORNIA)  
COUNTY OF RIVERSIDE) ss.

On this 16 day of FEBRUARY, in the year 1988, before me,  
WILLIAM J. MC CUNE a Notary Public in  
and for said County and State, personally appeared AB BROWN  
AND ALICE A HARE personally known to me to  
be the persons who executed this instrument as Mayor and City Clerk of the City  
of Riverside, a municipal corporation, and acknowledged to me that the municipal  
corporation executed the same.

Witness my hand and official seal.

William J. McCune  
Notary Public in and for said State

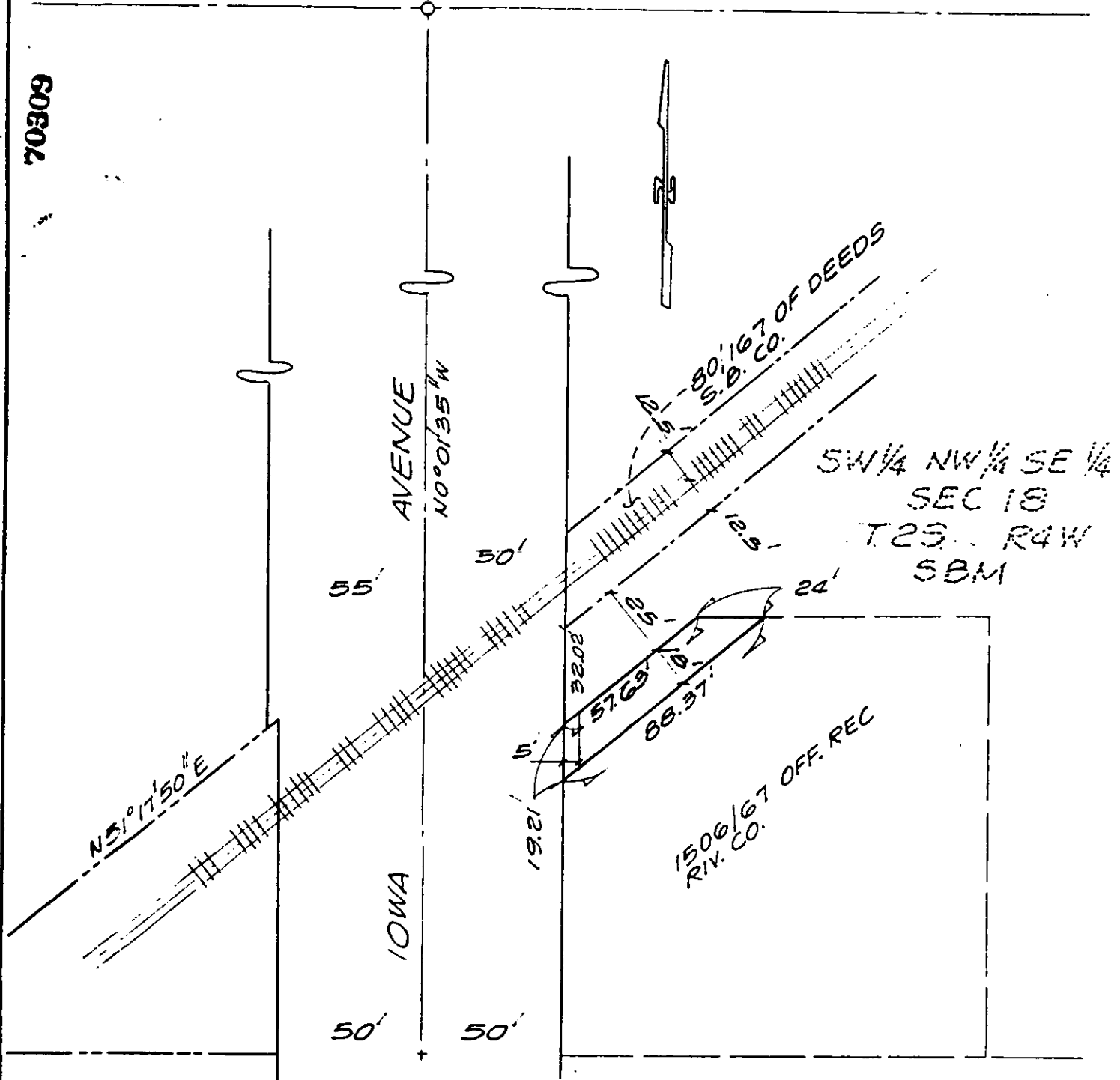
311.6/m - SURVEY.356/k



8371

MARLBOROUGH AVENUE

70309



• CITY OF RIVERSIDE, CALIFORNIA •

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 1 OF 1

12/17

SCALE: 1" = 50'

DRAWN BY GS DATE 11/23/87

SUBJECT IOWA AVE. PUMP STATION

837