

When recorded mail to:

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

RECORDED 8/21/1988
INSTRUMENT NO. 216782
OFFICIAL RECORDS, RIV. CO.

FOR RECORDER'S OFFICE USE ONLY

Project: Tract 20135
S'ly side of Arlington Avenue
between Victoria Ave. and Alessandro Blvd.

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a municipal corporation, does hereby grant to SUNSET VILLA ESTATES, a California limited partnership, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of that certain parcel of land conveyed to the City of Riverside by Grant Deed recorded May 15, 1964, as Instrument No. 60356 of Official Records of Riverside County, California, being described as follows:

That portion of the Northwest Quarter of Section 1, Township 3 South, Range 5 West, San Bernardino Meridian, according to Official Government Survey described as follows:

COMMENCING at a point on the northerly line of said Section at a point 122.10 feet easterly of the northwesterly corner thereof;

THENCE South 15° 30' East, 432.1 feet;

THENCE South 7° 25' 29" East, 202.3 feet;

THENCE North 70° 58' 43" East, 98.84 feet;

THENCE North 71° 00' 49" East, 92.30 feet;

THENCE South 85° 32' 11" East, 206.66 feet;

THENCE North 80° 35' 04" East, 204.00 feet;

CNDV

THENCE North 80° 37' 35" East, 312.13 feet to the southwesterly corner of that certain parcel of land conveyed to Cipriano T. Castro and wife by deed recorded September 24, 1946 in Book 782, Page 105 of Official Records of Riverside County, California;

THENCE South 77° 59' 06" East, 52.22 feet to the TRUE POINT OF BEGINNING:

THENCE continuing South 77° 59' 06" East, 223.01 feet;

THENCE North 81° 44' 45" East, 158.97 feet;

THENCE North 83° 29' West, 201.63 feet to the beginning of a tangent curve concave southerly and having a radius of 800 feet;

THENCE westerly along said curve through a central angle of 12° 34' 01" an arc distance of 175.47 feet to said TRUE POINT OF BEGINNING;

EXCEPTING therefrom that portion lying northerly of a line 64.00 feet southerly of and being parallel with and concentric to the centerline of Arlington Avenue as shown by Parcel Map 13691, on file in Book 93, Pages 74 and 75 of Parcel Maps, records of said Riverside County;

Area - 0.127 of an acre, more or less.

DESCRIPTION APPROVAL 2/17/88
George P. Hetcher
SURVEYOR, CITY OF RIVERSIDE

Dated _____ 19__

CITY OF RIVERSIDE,
a municipal corporation

By _____
Mayor

Attest _____
City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

On this _____ day of _____, in the year _____, before me,
_____ a Notary Public in
and for said County and State, personally appeared _____

_____ 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.

COPY

Witness my hand and official seal.

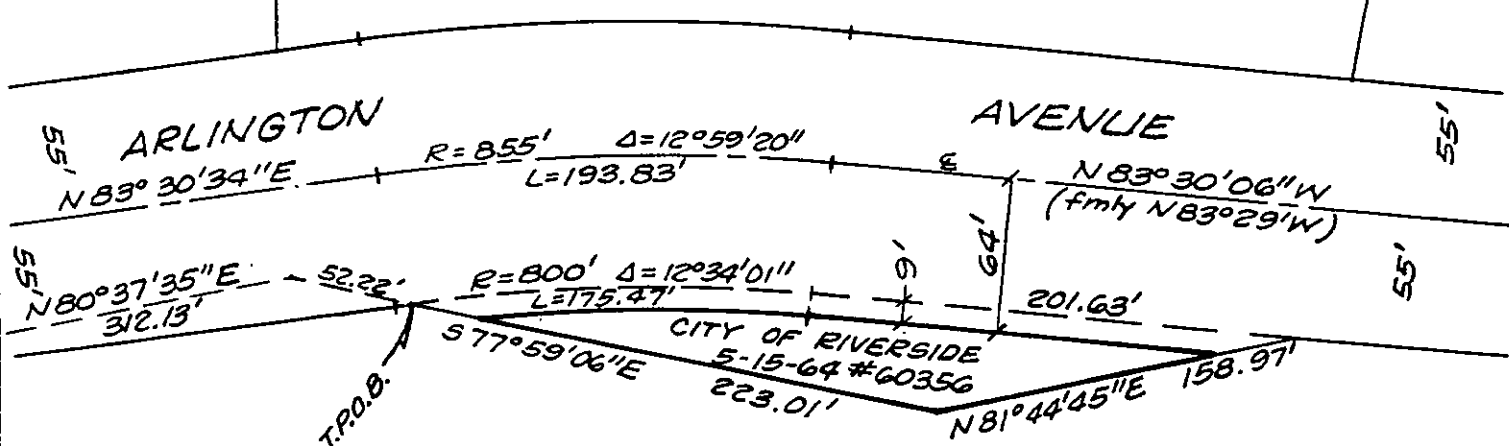
Notary Public in and for said State

311.6/m - SURVEY.411/n

847

PARCEL 1
 PARCEL MAP 13691
 P.M.B. 93/74-75

PAR. 2



TENT. T-20135

NW 1/4 SEC. 1 S.B.M.
 T.35., R.5W.

REMAINDER PARCEL

P.M. 13979

P.M.B. 72/26-29

COPY



• 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

5/75-4

SCALE 1" = 80'

DRAWN BY _____ DATE 2/16/88 SUBJECT T-20135

1847