

Jurupa

GRANT DEED

First Christian Church of Riverside, a corporation,

(Grantor ~~Grantors~~)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does 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:--

See Description attached.

These portions of Lots 248 and the fractional unnumbered Lot, sometimes known as Lot 248-A, lying southeasterly of said Lot 248, as shown by map of Lands of the Southern California Colony Association on file in Book 7, page 3 of Maps, records of San Bernardino County California, described as follows: -

Parcel No. 1

Commencing at the intersection of the center lines of Brockton Avenue and Jurupa Avenue; Thence North $29^{\circ} 11'$ East, along the center line of Brockton Avenue, a distance of 110.00 feet; Thence southeasterly, at right angles to the center line of Brockton Avenue, 37.00 feet to the southeasterly line of Brockton Avenue and the TRUE point of beginning:

Thence North $29^{\circ} 11'$ East, parallel with the center line of Brockton Avenue, 337.20 feet; Thence South $60^{\circ} 46'$ East, a distance of 7.00 feet; Thence South $29^{\circ} 11'$ West, parallel with the center line of Brockton Avenue, 356.46 feet to a point on a curve concave Easterly, with a radius of 30 feet, a radial line to said point bears South $79^{\circ} 14' 09''$ West; Thence Northerly, along said curve, through an angle of $39^{\circ} 56' 51''$ an arc length of 20.92 feet to a point of tangency with the southeasterly line of Brockton Avenue and the TRUE point of beginning.

PARCEL NO. 2

Commencing at the TRUE point of beginning of the heretofore described Parcel No. 1, said point being the beginning of a curve, concave Easterly with a radius of 30 feet, a radial line to said point bears North $60^{\circ} 49'$ West; Thence Southerly, along said curve, through an angle of $69^{\circ} 00' 56''$ an arc length of 36.21 feet to the TRUE point of beginning of Parcel No. 2, a radial line to said point of beginning bears South $50^{\circ} 02' 04''$ West; Thence continuing southerly, along said curve, through an angle of $50^{\circ} 42' 04''$ an arc length of 26.54 feet to a point of tangency with the northerly line of Jurupa Avenue, 66 feet in width; Thence North $89^{\circ} 20'$ East, parallel with the center line of Jurupa Avenue, 386.42 feet; Thence North $00^{\circ} 04'$ West, a distance of 11.00 feet; Thence South $39^{\circ} 20'$ West, parallel with the center line of Jurupa Avenue, 409.76 feet to the TRUE point of beginning of Parcel No. 2.

For street purposes.

PLAT
 SHOWING LAND TO BE ACQUIRED
 FOR STREET PURPOSES

SCALE: 1" = 100'

CURVE

DATA

①	②	③
R=30'	R=30'	R=30'
$\Delta=39^{\circ}56'51''$	$\Delta=29^{\circ}12'05''$	$\Delta=50^{\circ}42'04''$
L=20.92'	L=15.29'	L=26.59'

