

4370

When recorded mail to:

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

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee. (Government Code 6103)

Project: Conditional Use Permit  
C-26-667

RECEIVED FOR RECORD  
4:33 AM, Part 2, Book 9, Page 7  
At Request of  
*River City Clark*  
Book 1981, Page 4370  
JAN 9 1981  
Recorded in Official Records  
of Riverside County, California  
*David D. ... Recorder*  
REC 112

FOR RECORDER'S OFFICE USE ONLY

GRANT OF EASEMENT

10006

BEN BENNETT and ELIZABETH K. BENNETT, husband and wife, as joint tenants,

\_\_\_\_\_, Grantors,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the CITY OF RIVERSIDE, a Municipal Corporation, a right of way for street purposes in the City of Riverside, County of Riverside, State of California, described as follows:

All that portion of Lot 2 of Nogales Tract, as shown by map on file in Book 9, Page 7 of Maps, records of said Riverside County, more particularly described as follows:

BEGINNING at the intersection of the south line of the north 140 feet of said Lot with a line which is parallel with and distant 4.00 feet west, as measured at right angle, from the east line of said Lot 2; said intersection being the beginning of a tangent curve with a radius of 20.00 feet, concaving southwesterly and being tangent to said parallel line;

THENCE Northwesterly to the left along said curve an arc length of 13.38 feet, thru a central angle of 38° 19' 29" to the beginning of a reverse curve with a radius of 40.00 feet and concaving easterly;

THENCE Northwesterly, Northerly, and Northeasterly to the right along said reverse-curve an arc length of 51.46 feet, thru a central angle of 73° 42' 30" to the beginning of a reverse curve with a radius of 30 feet and concaving northwesterly;

THENCE Northeasterly to the left along said reverse curve an arc length of 18.53 feet, thru a central angle of 35° 23' 01" to said parallel line;

THENCE South 0° 04' 15" East, along said parallel line 18.03 feet to the beginning of a non-tangent curve with a radius of 35.00 feet, concaving northwesterly and being concentric with hereinabove described curve having a radius of 30.00 feet;

THENCE Southwesterly to the right along said non-tangent curve an arc length of 2.68 feet, thru a central angle of 04° 22' 49" to the beginning of a reverse curve, with a radius of 35.00 feet concaving easterly and being concentric with hereinabove described curve having a radius of 40.00 feet.

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THENCE Southwesterly, Southerly, and Southeasterly to the left along said reverse curve an arc length of 45.03 feet, thru a central angle of 73° 42' 30" to the beginning of a reverse curve with a radius of 25.00 feet and concaving southwesterly;

THENCE Southeasterly to the right along said reverse-curve an arc length of 0.63 feet, thru a central angle of 01° 27' 13" to said parallel line;

THENCE South 0° 04' 15" East, along said parallel line 15.00 feet to the point of beginning.

Area - 304.20 square feet.

DESCRIPTION APPROVAL  
By *[Signature]* 12/31/80  
Deputy

APPROVED AS TO FORM  
*[Signature]*  
DEPUTY CITY ATTORNEY

Dated 12-31-80

*[Signature]*  
BEN BENNETT  
*[Signature]*  
ELIZABETH K. BENNETT

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by this instrument to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-56 as Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated January 9, 1981

*[Signature]*  
Property Services Manager

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JURUPA AVENUE  
N89°10'20"E  
E 20' 0.68'

OCT. 10, 1980  
#187671 OFF. REC.

NOGALES  
TRACT  
M.B. 9/7 RIV. CO.

2

R=30'  
L=18.53'  
Δ=35°23'01"

R=40'  
L=51.66'  
Δ=75°22'30"

R=20'  
L=13.38'  
Δ=38°19'29"

R=35'  
L=2.68'  
Δ=0°22'49"

R=35'  
L=45.03'  
Δ=75°22'30"

R=25'  
L=0.63'  
Δ=0°27'13"

15'  
30'

50°04'15"E

NOGALES STREET

10' 15'

60'

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• 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

SCALE: 1" = 20'

DRAWN BY GS DATE 12/2/80

SUBJECT C-26-667

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