

325661

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: DR-71-867  
5958 Magnolia Avenue

RECEIVED FOR RECORD  
7 Min. Past 2 o'clock M

DEC 19 1986  
Recorded in Official Records  
of Riverside County, California  
*William E. Stewart*  
RECORDER  
Fee \$

FOR RECORDER'S OFFICE USE ONLY

GRANT DEED

RONALD HERRICK, trustee under the "Emmet C. Rogers Bypass Trust" under the "Emmet C. Rogers and Juna Rogers Trust, dated April 29, 1982," Grantor, FOR 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:

Those portions of Lot 237 of the Lands of the S.C.C. Association, as shown by map on file in Book 7, Page 3 of Maps, records of San Bernardino County, California, and together with a portion an unnumbered lot adjoining said Lot 237 to the south, described as follows:

Parcel 1

COMMENCING at a point in the southeasterly line of Magnolia Avenue, (said easterly line being 50.00 feet southeasterly as measured at right angle from the centerline of Magnolia Avenue) North 29° 01' 10" East, 85.62 feet from the intersection of the southwesterly prolongation of said southeasterly line of Magnolia Avenue, with a line which is parallel with and distant 33.00 feet northerly as measured at right angle from the centerline of Jurupa Avenue; said point being the beginning of a tangent curve with a radius of 50.00 feet and concaving easterly;

THENCE southwesterly to the left along said curve an arc length of 70.55 feet through a central angle of 80° 50' 57" to a line which is parallel with and distant 44.00 feet northerly as measured at right angle from said centerline of Jurupa Avenue, and to the TRUE POINT OF BEGINNING;

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THENCE North 89° 34' 00" East, along said parallel line 124.03 feet to the northwesterly line of that certain alley, 15.00 feet in width, as conveyed to the City of Riverside by a deed recorded March 13, 1924, in Book 601, Page 403, et seq., of Deeds, records of said Riverside County; said point hereinafter referred to as Point "A";

THENCE South 29° 01' 10" West, along said northwesterly line 4.59 feet to a line which is parallel with and distant 40.00 feet northerly as measured at right angle from said centerline of Jurupa Avenue;

THENCE South 89° 34' 00" West, along the last mentioned parallel line 115.96 feet to its intersection with hereinabove described curve having a radius of 50.00 feet; the radial line at said intersection of said curve bears South 30° 04' 59" West;

THENCE northwesterly along said curve an arc length of 7.06 feet through a central angle of 08° 05' 14" to said TRUE POINT OF BEGINNING.

Area - 480.56 square feet.

Parcel 2

BEGINNING at Point "A" as described above in Parcel 1;

THENCE North 29° 01' 10" East, along the northwesterly line of said alley 45.88 feet to the northeasterly line of Lot 22 of Assessor's Map No. 51, on file in Book 1, Page 3 of Assessor's Maps, records of said Riverside County;

THENCE North 60° 58' 50" West, along said northeasterly line 5.00 feet to a line which is parallel with and distant 5.00 feet northwesterly as measured at right angle from said northwesterly line;

THENCE South 29° 01' 10" West, along said parallel line 48.70 feet to a line which is parallel with and distant 44.00 feet northerly as measured at right angle from said centerline of Jurupa Avenue;

THENCE North 89° 34' 00" East, along the last mentioned parallel line 5.74 feet to the POINT OF BEGINNING.

Area - 236.44 square feet.

Dated 12 - 15 - 80

RONALD HERRICK, trustee under the "Emmet C. Rogers Bypass Trust" under the "Emmet C. Rogers and Juna Rogers Trust, dated April 1, 1982"

DESCRIPTION APPROVAL  
George P. Hitchcock, Jr. 12/15/80  
[Signature]

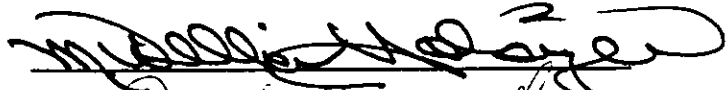
[Signature]  
RONALD HERRICK, trustee

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CONSENT TO RECORDATION

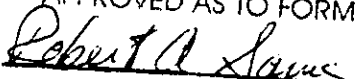
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a Municipal Corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 14883 of said City Council adopted January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 12/19/86

  
Title Property Services Manager

311.5/m - legal.43/a

APPROVED AS TO FORM

  
ASST. CITY ATTORNEY

