

135498

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)

RECEIVED FOR RECORD
Min. Past 2 o'clock

APR 1 3 1990
Recorded in Official Records
of Riverside County, California
William S. Stewart
RECORDER
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: R-29-890
Arlington Ave. and Valencia St.
A.P.N. 226-195-006

12661

GRANT DEED

NEIL FRANK TROQUATO and JOYCE ANN TROQUATO, husband and wife as joint tenants, Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do 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:

That portion of the Southwest Quarter of Section 33 of map entitled, "Plan Showing Subdivisions of Sect. 33 and Fr1 Sec. 28 Town 2 S Range 5 W. SBM," on file in Book 2, Page 2 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at the southeast corner of Parcel 2 of Record of Survey on file in Book 24, Page 27 of Record of Surveys, records of Riverside County, California;

THENCE North, along the westerly line of Lot 41 of Jamieson Tract, on file in Book 19, Page 21 of Maps, records of said Riverside County, and along the easterly line of said Parcel 2, a distance of 27.00 feet to a line parallel with and distant 60.00 feet northerly, as measured at right angles, from the centerline of Arlington Avenue as shown by said Record of Survey;

THENCE South 89° 21' 30" West, along said parallel line, a distance of 78.59 feet to the beginning of a non-tangent curve concaving northeasterly and having a radius of 41.50 feet; the radial line to the beginning of said curve bears South 21° 16' 39" West;

THENCE northwesterly along said curve through a central angle of 37° 23' 38" an arc length of 27.08 feet to a line parallel with and distant 33.00 feet east, as measured at right angles, from the centerline of Valencia Street as shown by said Record of Survey;

THENCE North, along said last mentioned parallel line, a distance of 1.26 feet to the beginning of tangent curve concaving westerly and having a radius of 4033.00 feet;

THENCE northerly to the left along said last mentioned curve and concentric with said centerline of Valencia Street through a central angle of 0° 48' 56" an arc length of 57.41 feet to the northerly line of said Parcel 2;

THENCE South 89° 21' 30" West, along said northerly line of Parcel 2, a distance of 6.00 feet to the easterly line of Valencia Street (Lot H) as shown by said Jamieson Tract and to the beginning of a non-tangent curve concaving westerly, having a radius of 4027.00 feet and to which the radial line bears North 89° 11' 03" East;

THENCE southerly to the right along said last mentioned curve and along said easterly line of Valencia Street (Lot H) through a central angle of 0° 48' 57" an arc length of 57.34 feet;

THENCE South, continuing along said easterly line of Valencia Street (Lot H), a distance of 33.43 feet to the most northerly corner of Lot K of said Jamieson Tract; said corner being the beginning of a tangent curve concaving northeasterly and having a radius of 20.00 feet;

THENCE southerly to the left along said last mentioned curve and along the northeasterly line of said Lot K through a central angle of 37° 30' 42" an arc length of 13.09 feet to the southerly line of said Parcel 2;

THENCE North 89° 21' 30" East, along said southerly line, a distance of 100.85 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM that portion lying within that certain parcel of land conveyed to the City of Riverside by Grant Deed recorded August 4, 1961, as Instrument No. 66973 of Official Records of said Riverside County.

Area - 0.043 of an acre.

Dated 4/3/90

DESCRIPTION APPROVAL 3/23/90
George P. Hutchinson by ggs
SURVEYOR, CITY OF RIVERSIDE

Neil F. Troquato
NEIL FRANK TROQUATO
Joyce Ann Troquato
JOYCE ANN TROQUATO




APPROVED AS TO FORM
[Signature]
ASST. CITY ATTORNEY

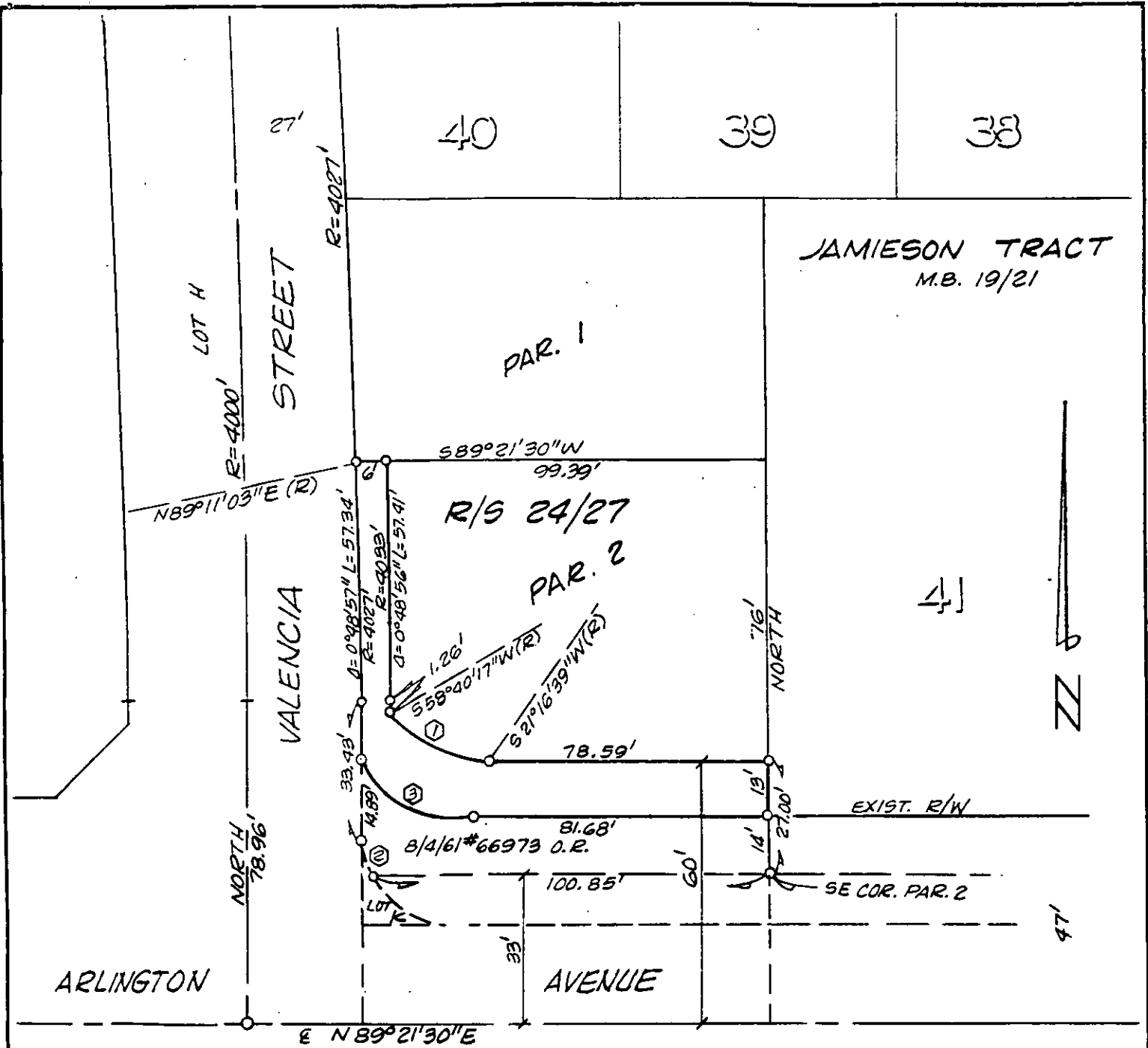
CONSENT TO RECORDATION

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 2/1/80


Title City Secretary

1016u/c



No.	CURVE		DATA	
	R	Δ	L	
1	41.50'	$37^{\circ} 23' 38''$	27.08'	
2	20'	$37^{\circ} 30' 42''$	19.09'	
3	27'	$59^{\circ} 02' 50''$	27.83'	

• 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

4/15

SCALE: 1" = NTS

DRAWN BY K95 DATE 3/22/90

SUBJECT R-29-890