

184107

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 P.M.

MAY 18 1990

Recorded in Official Records of Riverside County, California

William S. Corby
Recorder
Fees \$

X

FOR RECORDER'S OFFICE USE ONLY

Project: R-51-889
Arlington Ave. & Murray St.

12600


GRANT DEED

DANIEL R. RUDD, a married man, as his sole and separate propety, and GEORGE E. RUDD, an unmarried man, 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:

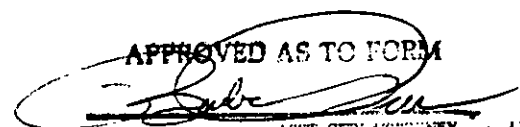
SEE ATTACHED DESCRIPTION EXHIBIT "A".

Dated 5/8/90


DANIEL R. RUDD


GEORGE E. RUDD

APPROVED AS TO FORM



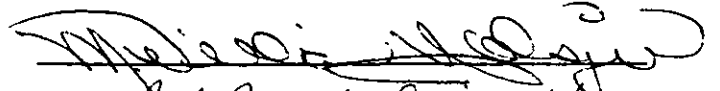
ASST. CITY ATTORNEY

17699

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 May 18, 1990


Title Real Property Services Manager

1033u/m

LEGAL DESCRIPTION (RIGHT-OF-WAY DEDICATION)

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PARCEL "A"

BEING A PORTION OF LOT 15 OF GAFFORD GARDENS, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 15; THENCE NORTH, ALONG THE WESTERLY LINE OF SAID LOT 15, A DISTANCE OF 18.00 FEET TO THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JUNE 13, 1980, AS INSTRUMENT NO. 109281 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, AND THE TRUE POINT OF BEGINNING; THENCE NORTH, ALONG THE WESTERLY LINE OF SAID LOT 15, A DISTANCE OF 12.00 FEET TO A LINE PARALLEL WITH AND DISTANT 55.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF ARLINGTON AVENUE AS SHOWN BY SAID MAP; THENCE EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 150.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 15; THENCE SOUTH, ALONG THE EASTERLY LINE OF SAID LOT 15, A DISTANCE OF 22.00 FEET TO THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY FINAL JUDGEMENT OF CONDEMNATION RECORDED MAY 22, 1945, IN BOOK 678, PAGE 200, ET SEQ., OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY; THENCE WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 130.00 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JUNE 13, 1980; THENCE NORTH 63°26'06" WEST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 22.36 FEET TO THE TRUE POINT OF BEGINNING.

THE AREA OF THE ABOVE DESCRIBED PARCEL OF LAND BEING 3,200 SQ. FT. (0.07 ACRES) MORE OR LESS.

PARCEL "B"

BEING A PORTION OF LOT 16 OF GAFFORD GARDENS, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND IS DESCRIBED AS FOLLOWS:

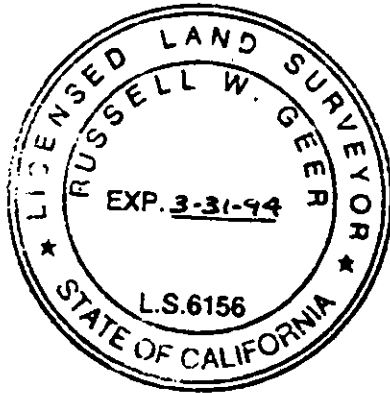
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE NORTH, ALONG THE WESTERLY LINE OF SAID LOT 16, A DISTANCE OF 8.00 FEET TO THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY FINAL JUDGEMENT OF CONDEMNATION RECORDED MAY 22, 1945, IN BOOK 678, PAGE 200, ET SEQ., OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, AND THE TRUE POINT OF BEGINNING; THENCE EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 150.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 16; THENCE NORTH, ALONG THE EASTERLY LINE OF SAID LOT 16, A DISTANCE OF 272.00 FEET TO THE NORTH-EAST CORNER OF SAID LOT 16; THENCE WEST, ALONG THE NORTHERLY LINE OF SAID LOT 16, A DISTANCE OF 8.00 FEET TO A LINE PARALLEL WITH AND DISTANT 33.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF MURRAY STREET AS SHOWN BY SAID MAP;

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12699

THENCE SOUTH, ALONG SAID PARALLEL LINE, A DISTANCE OF 231.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 41.50 FEET; THE RADIAL LINE TO THE BEGINNING OF SAID CURVE BEARS SOUTH 64°38'14" EAST; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°13'18" AN ARC DISTANCE OF 26.24 FEET TO A LINE PARALLEL WITH AND DISTANT 55.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF ARLINGTON AVENUE AS SHOWN BY SAID MAP; THENCE WEST, ALONG SAID LAST MENTIONED PARALLEL LINE, A DISTANCE OF 124.25 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 16; THENCE SOUTH, ALONG THE WESTERLY LINE OF SAID LOT 16, A DISTANCE OF 22.00 FEET TO THE TRUE POINT OF BEGINNING.

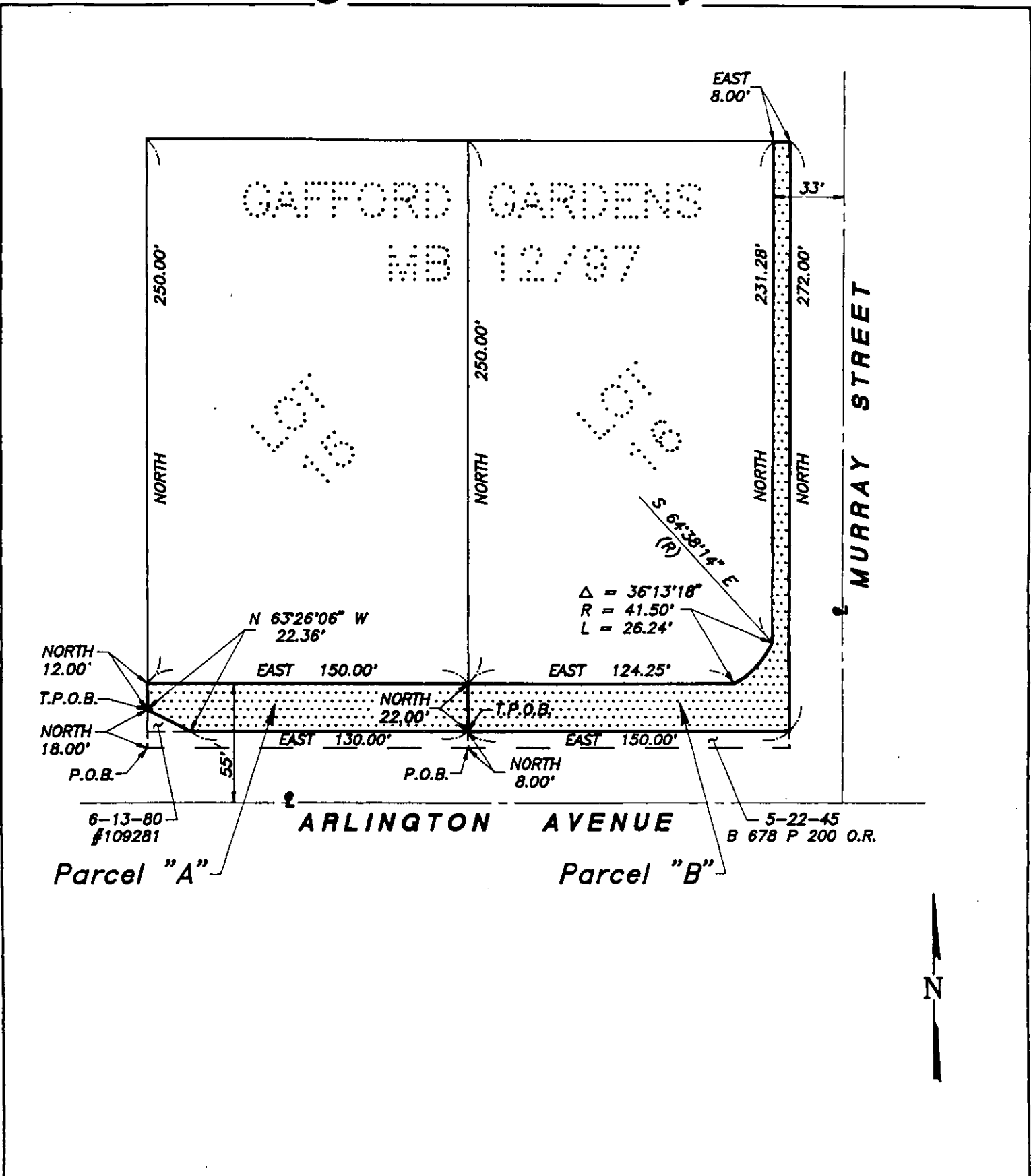
THE AREA OF THE ABOVE DESCRIBED PARCEL OF LAND BEING 5,431 SQ. FT. (0.12 ACRES) MORE OR LESS.



THIS RIGHT OF WAY DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.

Russell W. Geer L.S. 4-12-90
RUSSELL W. GEER L.S. No. 6156
REGISTRATION EXPIRES: 3-31-94

DESCRIPTION APPROVAL *4/20/90*
George P. Hutchinson by *KG*
SURVEYOR, CITY OF RIVERSIDE



• 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	C.B. 4/9
SCALE: 1" = 60'	DRAWN BY M.J.T. DATE 3/12/90	SUBJECT RIGHT-OF-WAY DEDICATION	12600