

38278

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  
AT 3:00 O'CLOCK P.M.

FEB - 1 1991

Recorder in Official Records  
of Riverside County, California  
*William J. [Signature]* Recorder  
Fees \$ \_\_\_\_\_

FOR RECORDER'S OFFICE USE ONLY

Project: Harrison Street Widening  
Magnolia Ave. to Garfield St.

12879

GRANT DEED

COUNTY OF RIVERSIDE, 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 Lots 38 and 39 in Block 11 of the Village of Arlington, as shown by map on file in Book 1, Page 62 of Maps, records of San Bernardino County, California, together with that portion of Lot 6 of the Amended Map of F. M. Dunbar's Subdivision, on file in Book 5, Page 185 of Maps, records of Riverside County, California, and that portion of Section 12, Township 3 South, Range 6 West, San Bernardino Meridian, described as follows:

Parcel 1

COMMENCING at the point of intersection of the northwesterly line of Magnolia Avenue, as shown by said map of the Village of Arlington, with a line which is parallel with and distant 27.00 feet southwesterly, as measured at right angles, from the northeasterly line of said Lot 39; said point being the most southerly corner of that certain parcel of land conveyed to the City of Riverside by deed recorded April 15, 1931, in Book 22, Page 93, et seq., of Official Records of said Riverside County;

THENCE North 33° 35' 39" West, along said parallel line and along the southwesterly line of said parcel, a distance of 140.00 feet to the most northerly corner of that certain easement conveyed to the City of Riverside by document recorded September 14, 1973, as Instrument No. 121488 of Official Records of said Riverside County and the POINT OF BEGINNING of the parcel of land being described;

THENCE North 33° 35' 39" West, continuing along said parallel line and along said southwesterly line of said parcel, a distance of 859.37 feet to a point of intersection with the west line of said Lot 39; said point also being the most westerly corner of said parcel conveyed by deed recorded April 15, 1931;

THENCE North 0° 56' 51" East, along said west line of Lot 39 and along the westerly line of said parcel, a distance of 17.64 feet to a line which is parallel with and distant 17.00 feet southwesterly, as measured at right angles, from said northeasterly line of Lot 39;

THENCE North 33° 35' 39" West, along said last mentioned parallel line, a distance of 35.27 feet the east line of said Lot 6; said east line being parallel with and distant 20.00 feet westerly, as measured at right angles, from the west line of said Lot 38;

THENCE North 0° 56' 51" East, along said east line, a distance of 191.48 feet to the northeast corner of said Lot 6;

THENCE South 89° 06' 02" West, along the north line of said Lot 6, a distance of 35.02 feet to a line which is parallel with and distant 55.00 feet westerly, as measured at right angles, from said west line of Lot 38;

THENCE South 0° 56' 51" West, along said last mentioned parallel line, a distance of 80.04 feet to a line which is parallel with and distant 80.00 feet southerly, as measured at right angles, from said north line of Lot 6;

THENCE South 37° 28' 33" East, a distance of 18.51 feet to the beginning of a non-tangent curve concaving northeasterly and having a radius of 544.00 feet; the radial line to the beginning of said curve bears South 86° 01' 54" West;

THENCE southerly to the left along said curve through a central angle of 31° 00' 03" an arc length of 294.34 feet;

THENCE South 34° 58' 09" East, a distance of 499.56 feet to a line which is parallel with and distant 41.00 feet southwesterly, as measured at right angles, from said northeasterly line of Lot 39;

THENCE South 33° 35' 39" East, along said last mentioned parallel line, a distance of 220.03 feet to the northwesterly line of said easement recorded September 14, 1973;

THENCE North 56° 24' 21" East, along said last mentioned northwesterly line, a distance of 14.00 feet to the POINT OF BEGINNING.

Area - 21,570.6 square feet.

## Parcel 2

BEGINNING at the intersection of the northwesterly line of said Lot 38 with a line which is parallel with and distant 31.50 feet easterly, as measured at right angles, from the westerly line of said Lot 38; said northwesterly line also being the southeasterly line of Garfield Street as shown by said map of the Village of Arlington;

THENCE South  $0^{\circ} 56' 51''$  West, along said parallel line, a distance of 175.14 feet to the beginning of a tangent curve concaving northeasterly and having a radius of 467.00 feet;

THENCE southerly to the left along said curve through a central angle of  $16^{\circ} 30' 00''$  an arc length of 134.49 feet to the beginning of a compound curve having a radius of 295.00 feet and concaving northeasterly;

THENCE southeasterly to the left along said compound curve through a central angle of  $14^{\circ} 07' 50''$  an arc length of 72.75 feet to a point in a line which is parallel with and distant 33.00 feet northeasterly, as measured at right angles, from the southwesterly line of said Lot 38; said point being in the northeasterly line of that certain parcel of land conveyed to the City of Riverside by deed recorded April 15, 1931, in Book 22, Page 93, et seq., of Official Records of Riverside County, California;

THENCE North  $33^{\circ} 35' 39''$  West, along said last mentioned parallel line and along said northeasterly line, a distance of 105.37 feet to a line which is parallel with and distant 20.00 feet easterly, as measured at right angles, from said westerly line of Lot 38;

THENCE North  $0^{\circ} 56' 51''$  East, along said last mentioned parallel line, a distance of 297.57 feet to said northwesterly line of Lot 38;

THENCE North  $56^{\circ} 21' 21''$  East, along said northwesterly line and along said southeasterly line of Garfield Street, a distance of 13.97 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM that certain parcel of land conveyed to the City of Riverside by deed recorded October 12, 1984, as Instrument No. 221484 of Official Records of said Riverside County.

Area - 3,465.0 square feet.

## Parcel 3

COMMENCING at the intersection of the northwesterly line of Magnolia Avenue, as shown by said map of the Village of Arlington, with a line which is parallel with and distant 33.00 feet northeasterly, as measured at right angles, from the southwesterly line of said Lot 38;

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THENCE North 33° 35' 39" West, along said parallel line, a distance of 610.00 feet to the most westerly corner of that certain parcel of land conveyed to the City of Riverside by deed recorded November 30, 1984, as Instrument No. 257659 of Official Records of Riverside County, California, and the POINT OF BEGINNING of the parcel of land being described;

THENCE North 33° 35' 39" West, continuing along said parallel line and along the northeasterly line of that certain parcel of land conveyed to the City of Riverside by deed recorded April 15, 1931, in Book 22, Page 93, et seq., of Official Records of said Riverside County, a distance of 209.29 feet;

THENCE South 34° 58' 09" East, a distance of 209.34 feet to the most northerly corner of said parcel conveyed by deed recorded November 30, 1984;

THENCE South 56° 21' 46" West, along the northwesterly line of said parcel, a distance of 5.02 feet to the POINT OF BEGINNING.

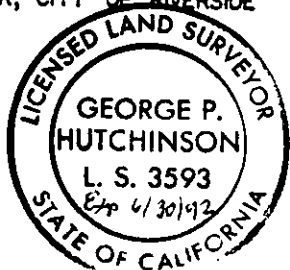
Area - 525.67 square feet.

Dated January 29, 1991

COUNTY OF RIVERSIDE

DESCRIPTION APPROVAL 1/4/91  
George P. Hutchinson by GP  
SURVEYOR, CITY OF RIVERSIDE

By [Signature]  
Chairman of the Board of Supervisors



[Signature]  
CITY CLERK

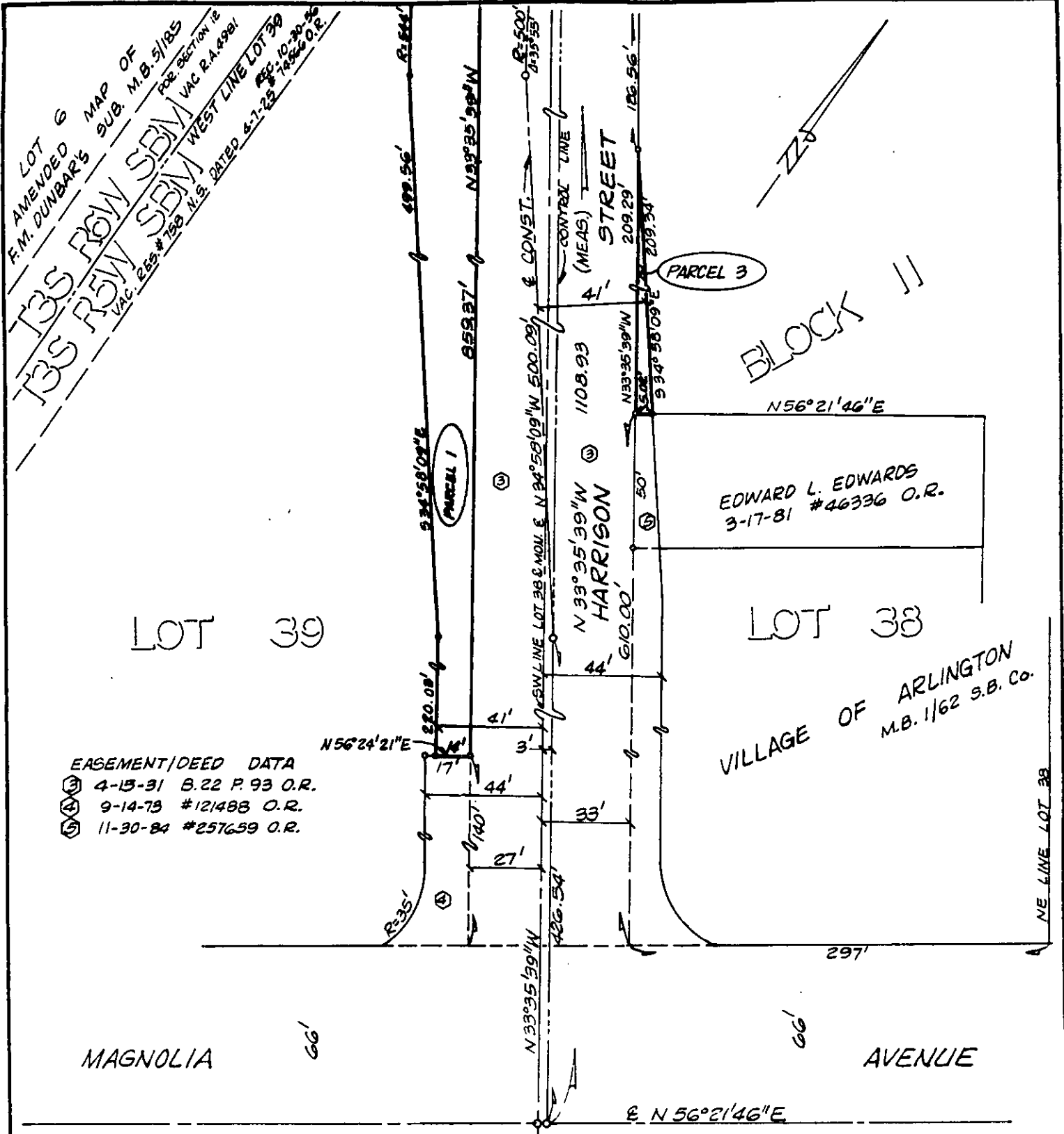
CONSENT TO RECORDATION

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 February 1, 1991

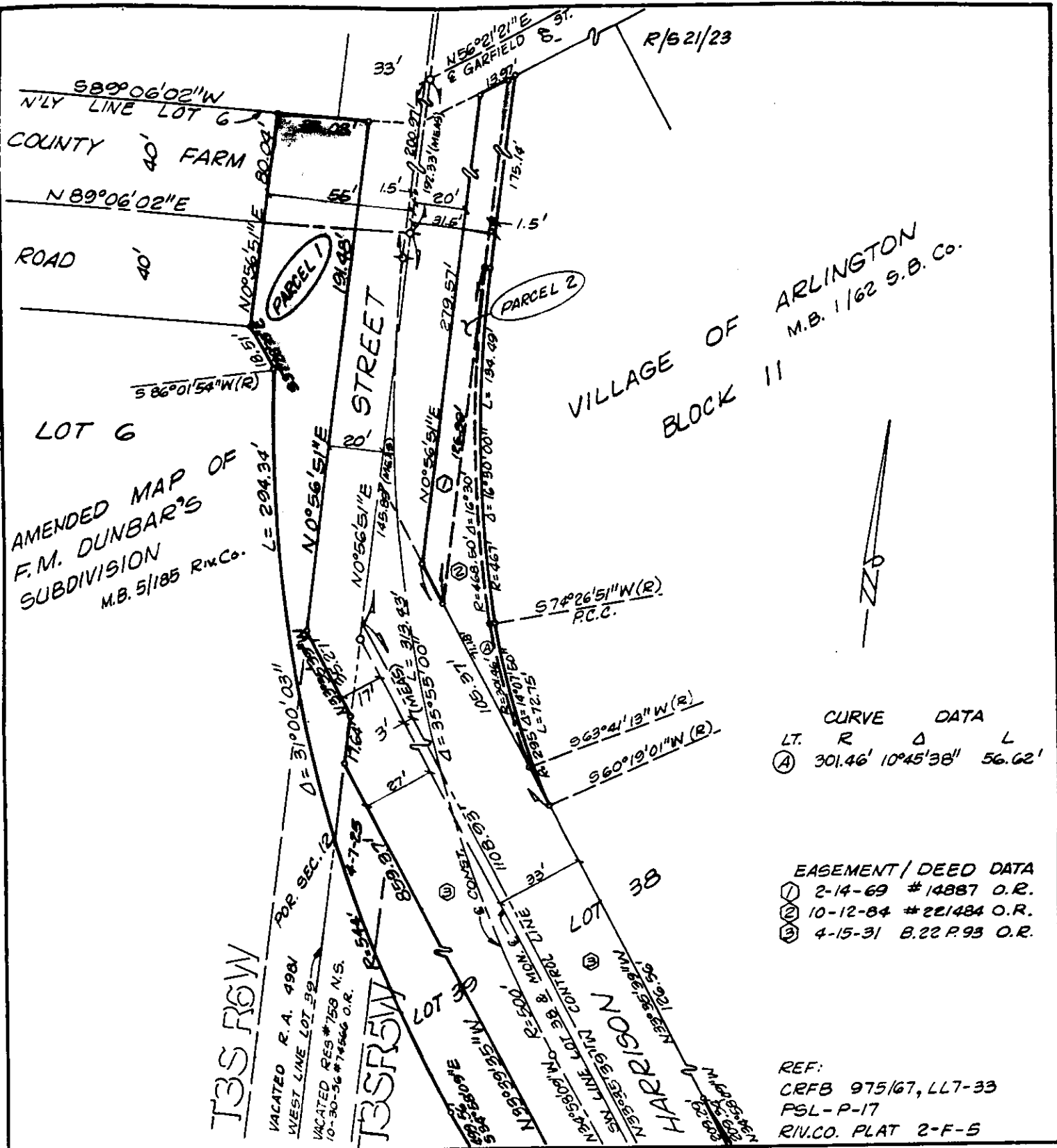
[Signature]  
Title Real Property Services Manager

0909u/w



**• 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 <u>1</u> OF <u>2</u>	5/18
SCALE: 1" = 50'	DRAWN BY <u>Kps</u> DATE <u>12 / 11 / 89</u>	SUBJECT <u>HARRISON STREET WIDENING</u>



VILLAGE OF ARLINGTON  
BLOCK 11  
M.B. 1162 S.B. Co.

AMENDED MAP OF  
F.M. DUNBAR'S  
SUBDIVISION  
M.B. 51185 Riv.Co.

CURVE DATA

LT.	R	Δ	L
①	301.46'	10°45'38"	56.62'

EASEMENT / DEED DATA

①	2-14-69	#14887	O.R.
②	10-12-84	#221484	O.R.
③	4-15-31	B.22 P.93	O.R.

REF:  
CRFB 975/67, LL7-33  
PSL-P-17  
RIV.CO. PLAT 2-F-5

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SCALE: 1" = 50'      DRAWN BY K96      DATE 12 / 8 / 89      SUBJECT HARRISON STREET WIDENING      SHEET 2 OF 2      5/18, 6/24-1