

GRANT DEED

COAST ROOF CO., INC., a California corporation; PAUL SINGER and

SYDELL H. SINGER, husband and wife; and JOHN LINN and MARTHA E. LINN,

husband and wife, jointly and severally as (~~Grantors~~ - Grantors)  
their respective interests appear of record

FOR A 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: --

A strip of land 42 feet in width lying southeasterly of and contiguous with the southeasterly line of Magnolia Avenue (132 feet wide) and being that portion of Lot 3, Block 22 of the Lands of the Riverside Land and Irrigating Company, as shown on map on file in Book 1, page 70, of Maps, Records of San Bernardino County, California, and also as shown on a Record of Survey on file in Book 18, page 76, of Record of Survey, Records of Riverside County, California, described as follows:

Commencing at a point in said southeasterly line of Magnolia Avenue, said point being the most northerly corner of said Lot 3;

Thence S56°00'W, 85.00 feet along said southeasterly line to the TRUE point of beginning;

Thence continuing S56°00'W, 159.72 feet along said southeasterly line to the most northerly corner of the property conveyed to the City of Riverside by deed dated April 13, 1950 and recorded in Book 1367, page 73, Official Records, Records of Riverside County, California, last said most northerly corner being the beginning of a tangent curve concave easterly, having a radius of 20 feet;

Thence southerly and southeasterly along the easterly boundary of said conveyed property the following two courses:

Southerly along said curve through a central angle of 89°59'30" an arc distance of 31.41 feet;

Thence S33°59'30"E, 22.00 feet tangent to said curve;

Thence N56°00'E, 179.72 feet to a point in the southwesterly line of the northeasterly 85 feet of said Lot 3;

Thence N33°59'30"W, 42.00 feet along said southwesterly line to the true point of beginning.

For public street purposes.

Dated Apr. 20 19 63

RECORDED May 10, 63  
BOOK 3391 PAGE 451  
OFFICIAL RECORDS, RIV. CO.  
INSTRUMENT NO. 48765

COAST ROOF CO., INC., a California corporation

(S) By Robt. A. Lintz  
(S) By Mary A. Lintz  
(S) \_\_\_\_\_  
Paul Singer  
(S) \_\_\_\_\_  
Sydell H. Singer  
(S) \_\_\_\_\_  
John Linn  
(S) \_\_\_\_\_  
Martha E. Linn

5/28-1 RK

MAGNOLIA

AVENUE

66

66

556°00'W

109'

300.73

85.00  
556°00'W

Most Nly Cor.

Curve Data:  
R = 20'  
Δ = 89°59'30"  
L = 31.41'

30

36

Property con. to City of Riverside  
Rec. Book 1367, Page 73, C.R.

533°59'30"E

183

POR. LOT 3, BLOCK 22,  
LANDS OF R.L. & J. CO.

M.B. 1, Pg. 70, Recs. S.B. Co.

AVENUE

CROWELL

440.85

70

179.72  
N56°00'E

PARCEL 1

18/70

95.85

R/S

PARCEL 2

95.85

70

PARCEL 3

70

30

36

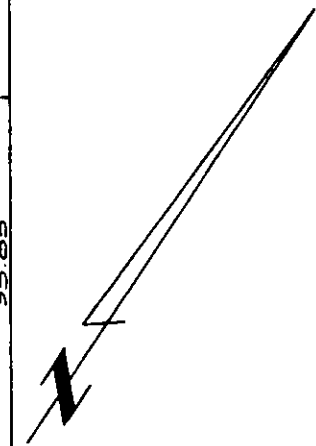
33

179.72  
556°00'W

85

Most Nly Cor. Lot 3, Blk. 22, R.L. & J. Co.

708.65.88 S



CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED  
IN THE ATTACHED DOCUMENT

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.

SCALE: 1" = 50'

DRAWN 4/26/63 BY RCF

SUBJECT R-58-623

4639