

A strip of land 13 feet in width lying westerly of and contiguous with the westerly line of McAllister Street (a street of variable width) and being that portion of the easterly 13 feet of Lot 8 of Balmoral Heights, as shown on map on file in Book 11, page 93, of Maps, Records of Riverside County, California, described as follows:

Beginning at the most easterly corner of Lot 12 of El Camino Tract, as shown on map on file in Book 28, page 20, of Maps, Records of said County, said corner being a point on a curve in the easterly line of said Lot 8 of Balmoral Heights;

Thence southeasterly and southerly along said easterly line the following five courses:

Southeasterly along said curve, said curve being concave southwesterly and having a radius of 1020 feet, through a central angle of $01^{\circ}25'34''$ an arc distance of 25.39 feet, a radial line of said curve through said most easterly corner of said Lot 12 bears $N56^{\circ}51'26''E$;

Thence $S31^{\circ}43'E$, 64.20 feet (recorded 68.05 feet) tangent to said curve, to the beginning of a tangent curve concave southwesterly having a radius of 532 feet;

Thence southeasterly along last said curve through a central angle of $13^{\circ}13'$ an arc distance of 122.72 feet;

Thence $S18^{\circ}30'E$, 100.72 feet (recorded 95.07 feet) tangent to last said curve, to the beginning of a tangent curve concave westerly, having a radius of 339 feet;

Thence southerly along last said curve through a central angle of $14^{\circ}14'$ an arc distance of 84.21 feet;

Thence leaving said easterly line of Lot 8 $S85^{\circ}44'W$, 13.00 feet to the beginning of a non-tangent curve concave westerly, having a radius of 326 feet, a radial line of said non-tangent curve at said beginning thereof bears $N35^{\circ}44'E$;

Thence northerly and northwesterly, parallel with said easterly line of Lot 8, the following five courses:

Northerly along said non-tangent curve through a central angle of $14^{\circ}14'$ an arc distance of 80.98 feet;

Thence $N18^{\circ}30'W$, 100.72 feet, tangent to last said curve, to the beginning of a tangent curve concave southwesterly, having a radius of 519 feet;

Thence northwesterly along last said curve through a central angle of $13^{\circ}13'$ an arc distance of 119.72 feet;

Thence $N31^{\circ}43'W$, 64.20 feet, tangent to last said curve, to the beginning of a tangent curve concave southwesterly having a radius of 1007 feet;

Thence northwesterly along last said curve through a central angle of $01^{\circ}31'49''$ an arc distance of 26.90 feet to the southeasterly line of said Lot 12 of El Camino Tract;

Thence $N64^{\circ}52'30''E$ (recorded $N64^{\circ}52'E$) 13.13 feet along said southeasterly line to the point of beginning.

For public street purposes.

5A/42 RK

4685

A strip of land 13 feet in width lying westerly of and contiguous with the westerly line of McAllister Street (a street of variable width) and being that portion of the easterly 13 feet of Lot 8 of Balmoral Heights, as shown on map on file in Book 11, page 93, of Maps, Records of Riverside County, California, described as follows:

Beginning at the most easterly corner of Lot 12 of El Camino Tract, as shown on map on file in Book 28, page 20, of Maps, Records of said County, said corner being a point on a curve in the easterly line of said Lot 8 of Balmoral Heights;

Thence southeasterly and southerly along said easterly line the following five courses:

Southeasterly along said curve, said curve being concave southwesterly and having a radius of 1020 feet, through a central angle of $01^{\circ}25'34''$ an arc distance of 25.39 feet, a radial line of said curve through said most easterly corner of said Lot 12 bears $N56^{\circ}51'25''E$;

Thence $S31^{\circ}43'E$, 54.20 feet (recorded 68.05 feet) tangent to said curve, to the beginning of a tangent curve concave southwesterly having a radius of 532 feet;

Thence southeasterly along last said curve through a central angle of $13^{\circ}13'$ an arc distance of 122.72 feet;

Thence $S18^{\circ}30'E$, 100.72 feet (recorded 95.07 feet) tangent to last said curve, to the beginning of a tangent curve concave westerly, having a radius of 339 feet;

Thence southerly along last said curve through a central angle of $14^{\circ}14'$ an arc distance of 84.21 feet;

Thence leaving said easterly line of Lot 8 $S85^{\circ}44'W$, 13.00 feet to the beginning of a non-tangent curve concave westerly, having a radius of 326 feet, a radial line of said non-tangent curve at said beginning thereof bears $N85^{\circ}44'E$;

Thence northerly and northwesterly, parallel with said easterly line of Lot 8, the following five courses:

Northerly along said non-tangent curve through a central angle of $14^{\circ}14'$ an arc distance of 80.98 feet;

Thence $N18^{\circ}30'W$, 100.72 feet, tangent to last said curve, to the beginning of a tangent curve concave southwesterly, having a radius of 519 feet;

Thence northwesterly along last said curve through a central angle of $13^{\circ}13'$ an arc distance of 119.72 feet;

Thence $N31^{\circ}43'W$, 54.20 feet, tangent to last said curve, to the beginning of a tangent curve concave southwesterly having a radius of 1007 feet;

Thence northwesterly along last said curve through a central angle of $01^{\circ}31'49''$ an arc distance of 26.90 feet to the southeasterly line of said Lot 12 of El Camino Tract;

Thence $N54^{\circ}52'30''E$ (recorded $N54^{\circ}52'E$) 13.13 feet along said southeasterly line to the point of beginning.

For public street purposes.

5A/42 RK

4685

GRANT DEED

DORA W. SUMMERS,

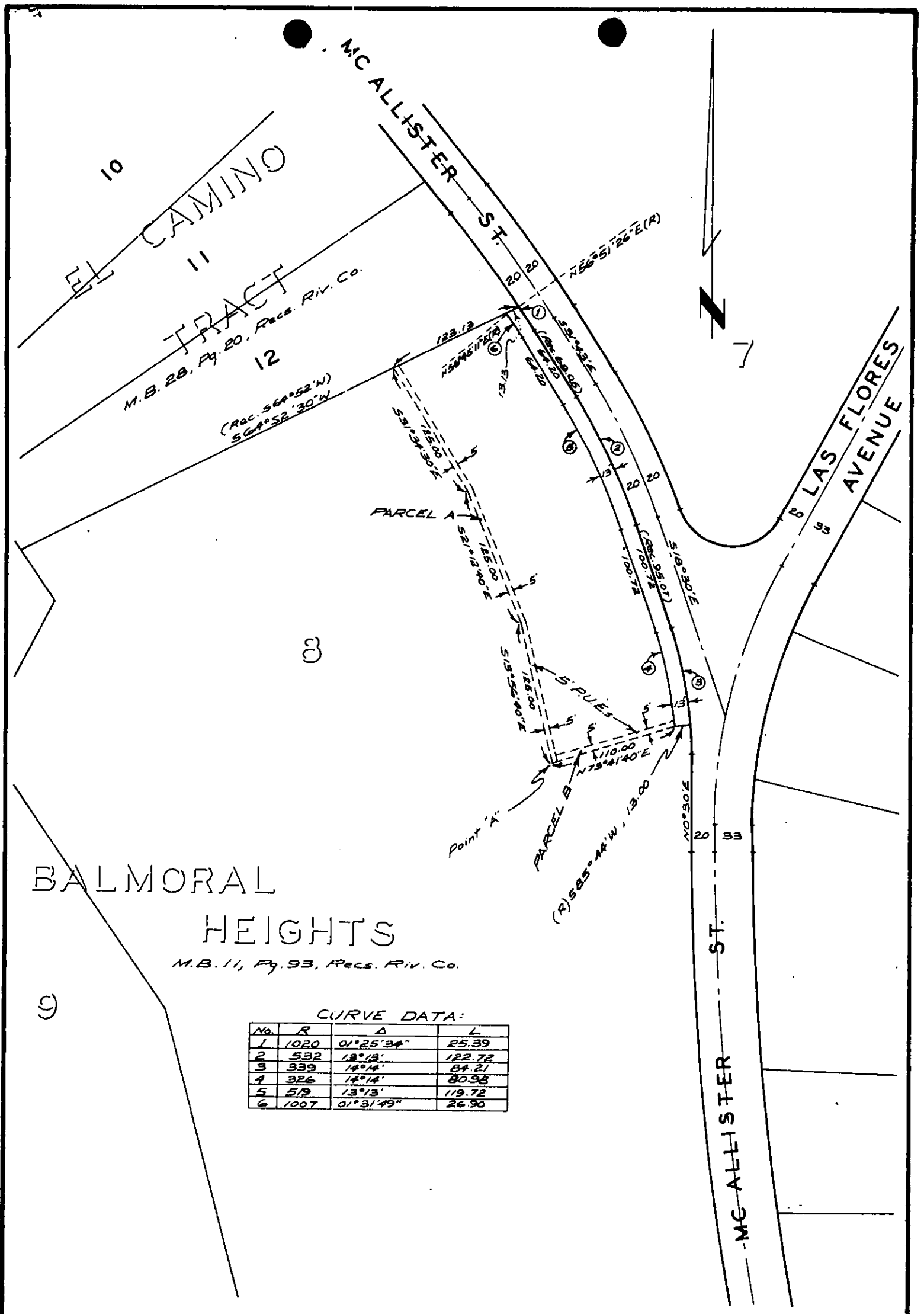
(Grantor - ~~XXXXXX~~)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do es
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.

Dated July 11 19 63

(s) Dora W. Summers

RECORDED July 25, 63
BOOK 3450 PAGE 444
OFFICIAL RECORDS, R.I. CO.
INSTRUMENT NO. 78290



BALMORAL
HEIGHTS

M.B. 11, Pg. 93, Recs. Riv. Co.

CURVE DATA:

No.	R	Δ	L
1	1020	01°25'34"	25.39
2	532	13°13'	122.72
3	339	14°14'	84.21
4	326	14°14'	80.38
5	519	13°13'	119.72
6	1007	01°31'49"	26.90

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.